



St. Georges Street, Norwich - NR3 1DA

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HYBRID ESTATE AGENTS



## St. Georges Street

Norwich

This **STYLISH END-OF-TERRACE TOWNHOUSE**, built in 2011 as part of an **EXCLUSIVE DEVELOPMENT**, offers a high-end finish throughout, recently enhanced by a **PROFESSIONAL REDECORATION** from the current owner. Step inside to discover a welcoming entrance hall leading to a **GENEROUS 25' OPEN PLAN KITCHEN/DINING ROOM**, complete with **UNDERFLOOR HEATING, INTEGRATED APPLIANCES**, and sleek contemporary surfaces ideal for entertaining or family gatherings while a convenient **GROUND FLOOR WC** adds practicality. Ascend to the first floor to find a **BRIGHT SITTING ROOM** with a **JULIETTE BALCONY**, perfect for relaxing or enjoying a morning coffee with views over the courtyard. The **VERSATILE ACCOMMODATION** is arranged over three floors, offering **THREE BEDROOMS** split across two levels providing flexible options for family, guests, or home working and a **MODERN THREE PIECE BATHROOM SUITE**. Every room benefits from thoughtfully chosen finishes and an abundance of natural light, combining to create a welcoming and comfortable home. The property is further enhanced by efficient double glazing and gas central heating,

ensuring year-round comfort. Conveniently situated just a short walk from the CITY CENTRE and its MAINLINE TRAIN STATION, this home offers the perfect balance of city living and peaceful retreat with a PRIVATE COURTYARD GARDEN backing onto a private parking area with ALLOCATED OFF ROAD PARKING.

Council Tax band: C

Tenure: Freehold

EPC Energy Efficiency Rating: C

- End-Of-Terrace Townhouse Built In 2011 As Part Of A Select Development
- High End Finish Throughout With A Recent Professional Redecoration From The Current Owner
- Generous 25' Open Plan Kitchen/Dining Room With Underfloor Heating & Integrated Appliances
- First Floor Sitting Room With Juliette Balcony
- Three Bedrooms Split Over Two Levels
- Three Piece Bathroom Suite & Ground Floor WC
- Courtyard Garden With Allocated Off Road Parking Within A Private Courtyard
- Short Walk To The City Centre & Its Mainline Train Station



Within easy walking distance to the City Centre, this North City location is popular for those working in the centre, or seeking an ideal Buy to Let or holiday let investment. With bus routes at the end of the road, a wealth of local amenities can be found on the door step including local schooling, shops, pubs and doctors surgery. Of course the City itself offers a vast array of shops and services, with rail links from the Train Station which is also within easy walking distance of the house.

### SETTING THE SCENE

The property is set back from the street with a low level iron gate separating the property from the public footpath before leading to a low maintenance shingle frontage.

### THE GRAND TOUR

Stepping inside the central lobby is the first space to greet you giving the ideal space to hang up coats and shoes before heading into the remainder of the home. This space, much like the remainder of the ground floor is covered by all underfloor heating where stairs present themselves to the left hand side taking you to the first floor. Stepping forwards you will enter the open plan living space measuring an impressive 25' in length and comprising both the kitchen and dining rooms. Immediately to your right a wide array of wall and base mounted cabinetry are on offer with a host of integrated appliances to include a Neff oven and hob, washing machine, dishwasher and fridge/freezer. Clever hidden storage spaces continue around the remainder of the kitchen cabinets with extended breakfast bar seating space ideal for hosting/entertaining. Towards the rear of the room the flooring opens up leaving more than enough space for a formal dining suite with a set of sliding doors taking you directly into the rear garden patio. Nestled within the corner underneath the stairs is a handy two piece WC finished with the same inviting décor and vanity storage.

The first floor landing gives way to the main sitting room and this space, much like the rest of the home is elegantly finished with hard wearing solid

wood flooring leaving more than enough room for a choice of soft furnishings with the addition of a Juliet balcony opening towards the rear courtyard. The first of the three bedrooms is found on this floor in an L-shape currently functioning as a spare room and home office area. This space is perfect for a guest bedroom nursery for expecting families or to function exactly as it does for the current owners. From the second floor each of the two larger double bedrooms are on offer with the room to the front of the property being a brightly finished double bedroom with Velux windows and bespoke built in storage perfectly integrating with the part vaulted ceilings. Towards the rear of the home the largest of the bedrooms presents itself set upon all carpeted flooring with a large uPVC double glazed window and open floor space big enough for a double bed and further storage solutions. Between each of the bedrooms is a immaculately finished modern three piece bathroom suite where a fully tile surround is accompanied by a glass screen and shower head mounted over the bath, tall heated towel rail and vanity storage.

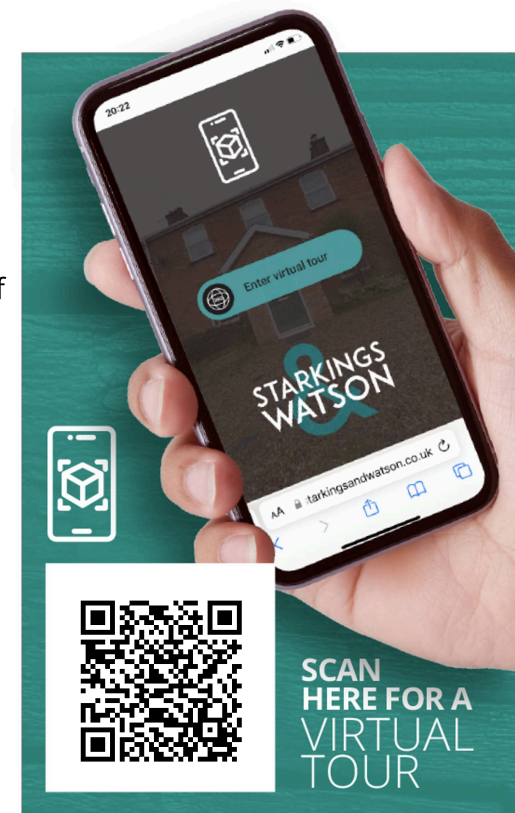
### FIND US

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What3Words : ///water.spots.stands

### VIRTUAL TOUR

View our virtual tour for a full 360 degree of the interior of the property.







## THE GREAT OUTDOORS

The rear courtyard is fully enclosed and creates the ideal space for a set of patio furniture or an alfresco dining space. Sit behind the iron swinging gate a courtyard space comprising allocated parking spaces of which there is one for this home.





**Approximate total area<sup>(1)</sup>**

857 ft<sup>2</sup>  
79.7 m<sup>2</sup>

**Reduced headroom**

9 ft<sup>2</sup>  
0.8 m<sup>2</sup>

(1) Excluding balconies and terraces

Reduced headroom

----- Below 5 ft/1.5 m

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

**GIRAFFE360**





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