



Dover Street, Norwich - NR2 3LG

**STARKINGS  
&  
WATSON**

HYBRID ESTATE AGENTS



## Dover Street

Norwich

NO CHAIN. Welcome to this CHARACTERFUL MID-TERRACE HOME, ideally situated in the BUSTLING HEART OF NORWICH CITY CENTRE, offering a perfect blend of period charm and modern convenience. Step into the BAY FRONTED SITTING ROOM, where DOUBLE GLAZED SASH WINDOWS invite in natural light, creating a warm and inviting space for relaxation or entertaining. The SEPARATE DINING ROOM, complete with built-in storage, seamlessly flows into the FITTED KITCHEN featuring INTEGRATED APPLIANCES, ensuring a practical and sociable layout while the FULLY TILED THREE PIECE FAMILY BATHROOM SUITE provides a stylish and functional retreat for daily routines. Upstairs, discover THREE BEDROOMS, each thoughtfully arranged to maximise comfort and privacy, with the added benefit of a fully boarded loft room, ideal for a multitude of uses. The rear garden is bisected however, courtesy of the position of the home, offers a PRIVATE retreat with both lawn and patio seating areas. This property is an EXCELLENT INVESTMENT PURCHASE, a superb FIRST TIME BUY, or an inviting FAMILY HOME, offering versatile accommodation to suit a variety of lifestyles.



Council Tax band: B

Tenure: Freehold

- No Chain
- Characterful Mid-Terrace Home Located In The Bustling Heart Of Norwich City Centre
- Bay Fronted Sitting Room Compete With Double Glazed Sash Windows
- Separate Dining Room With Storage Flowing Into The Fitted Kitchen With Integrated Appliances
- Three Bedrooms With Loft Storage Leading To A Well-Proportioned, Fully Boarded Space Fit For Many Uses
- Fully Tiled Three Piece Family Bathroom Suite
- Bisected Yet Private Rear Garden With Patio & Lawn Spaces
- Ideal Investment Purchase, First Time Buy or Family Home

Located in the heart of Norwich City Centre to provide an urban retreat, whilst being far enough away from the hustle and bustle, but within convenient walking distance to the football ground, train station and Riverside complex. A number of pubs, cafes, restaurants, cinema and bars can be found along with a fantastic shopping outlet. Easy access to main road links can be found in particular the A11 and A47.



## SETTING THE SCENE

The property is set back from the street behind a low level brick wall leading to a low-maintenance front garden.

## THE GRAND TOUR

Once inside the first space to greet you is the open sitting room with bright and inviting décor with carpeted flooring and bay fronted sash windows allowing natural light to fill the room. The large conventional design of the room allows for a choice of potential soft furnishings with a feature cast iron fireplace set within the chimney breast. Beyond the stairs for the first floor is a separate dining room offering a similar level of floor space however upon solid wooden flooring. A handy storage space remains under the stairs with large uPVC double glazed window facing out towards the rear garden.

Towards the rear of the home the kitchen emerges with a mixture of wall and base mounted cabinetry with integrated cooking appliances to include both an oven and hob with extraction above. To the very rear of the property, a three piece family bathroom is on offer with a sleek tiled finish, shower head and glass screen mounted over the bath, tall heated towel rail and frosted glass window into the garden.

The first floor landing splits to give access in to three bedrooms with the two larger each offering generously open floor spaces each with carpeted flooring leaving more than enough room for a double bed with additional soft furnishings and storage solutions. Off from the second bedroom is the smaller third, ideal as a single bedroom or nursery or for conversion into a walk in wardrobe, en-suite bath/shower room or home office space. Within the second bedroom, the loft hatch leads to a fully boarded conversion offering a wealth of opportunity for storage, a hobby space or work space with ladder access and full lighting.

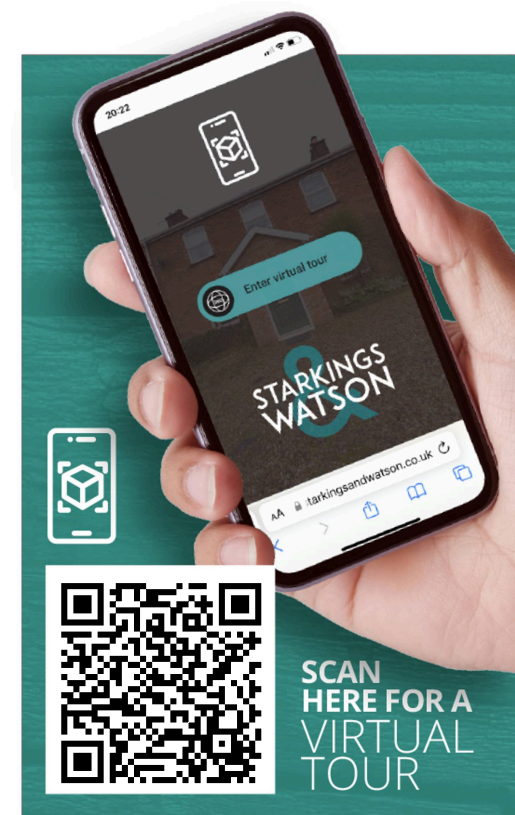
## FIND US

Postcode : NR2 3LG

What3Words : ///tricky.moons.finishing

## VIRTUAL TOUR

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

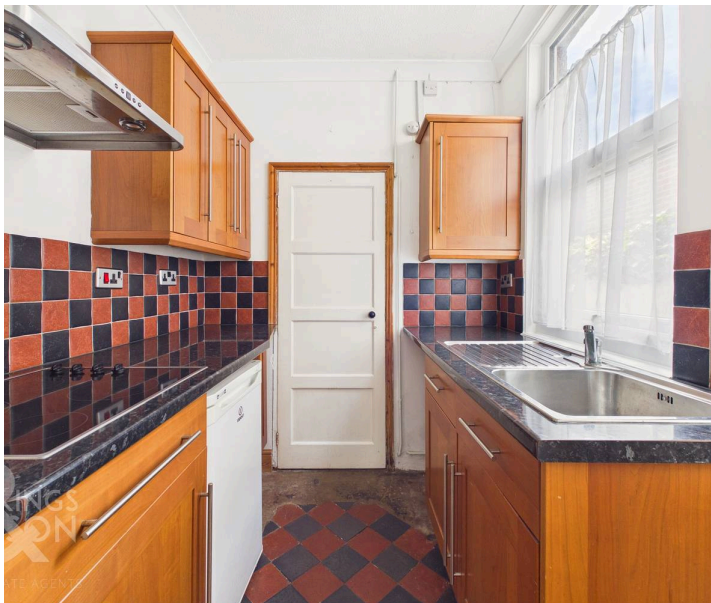






## THE GREAT OUTDOORS

The garden initially offers a patio seating space slightly elevated from the rest of the garden. Stepping beyond the bisected section will lead you to an open lawn space bordered by tall and mature shrub borders where a second patio sits at the very rear of the garden with a large timber storage shed also.





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

730 ft<sup>2</sup>

67.9 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**





## Starkings & Watson Hybrid Estate Agents

Roxburgh House, Rosebery Business Park Mentmore Way - NR14 7XP

01603 336116 • [centralisedhub@starkingsandwatson.co.uk](mailto:centralisedhub@starkingsandwatson.co.uk) • [starkingsandwatson.co.uk/](http://starkingsandwatson.co.uk/)

Disclaimer: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.