

abbotFox

BALTIC
WHARF
PRIVATE

City Centre, Norwich, NR1
£450,000

“

We are a team of genuine individuals who hold a deep passion for both property and marketing. Collectively, we bring over 70 years of experience in the property market of Norfolk and Suffolk. Our affection for both counties runs deep, and we are enthusiastic about sharing our passion with you.

Colin McKenzie | **Branch Partner**







THE DETAIL _____

abbotFox are delighted to present this exceptional four-bedroom, two-bathroom terraced home, ideally positioned within the highly sought-after Baltic Wharf development in the heart of the ever-popular NR1 postcode.

This beautifully presented three-storey property offers generous and versatile accommodation throughout, making it perfect for families and professionals alike. The ground floor comprises a welcoming entrance hall and well-proportioned rooms that can be utilised as bedrooms or additional living space, offering excellent flexibility.

To the second floor, the heart of the home is revealed with a modern fitted kitchen seamlessly opening into a spacious open-plan living and dining area, creating the perfect environment for both everyday living and entertaining.

The top floor hosts the remaining bedrooms, including a well-appointed principal bedroom, alongside a contemporary family bathroom and an additional en-suite shower room, providing both comfort and convenience.

Externally, the home enjoys a private rear garden, ideal for relaxing or hosting, along with allocated parking. The location of Baltic Wharf is particularly appealing, offering easy access to Norwich city centre, Riverside leisure facilities, and excellent transport links, including Norwich train station.



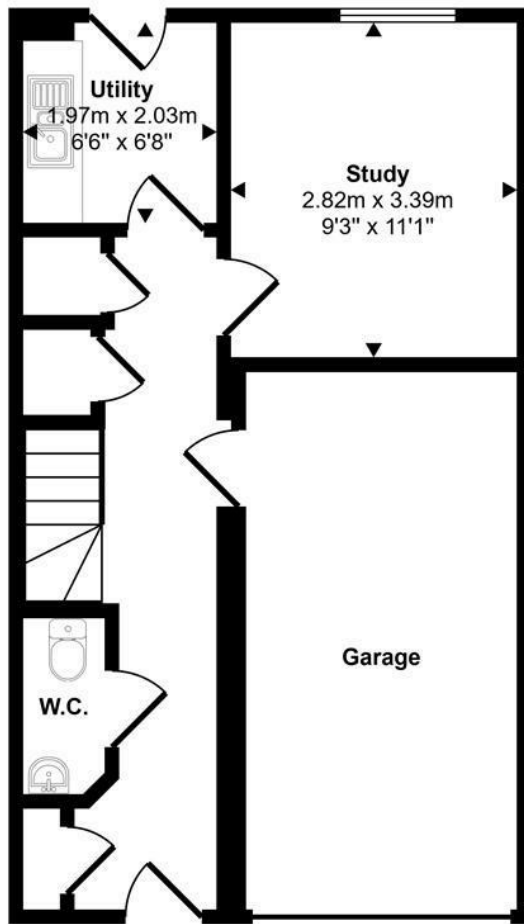




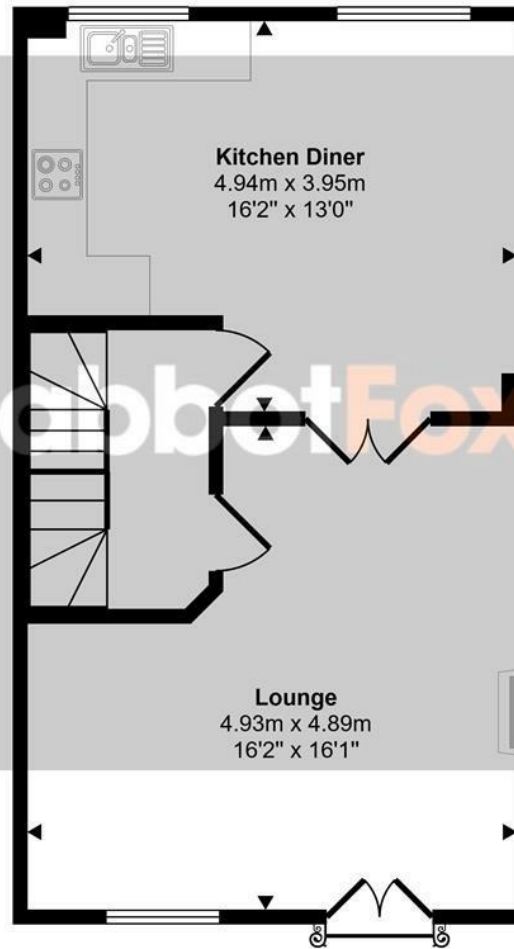
THE HIGHLIGHTS _____

- Sought-after riverside development in the popular NR1 postcode
- Walking distance to Norwich city centre
- Easy access to Norwich Train Station with direct links to London
- Attractive waterside walks and green spaces nearby
- Convenient access to local shops, cafes, and amenities
- Blend of peaceful surroundings with vibrant city living

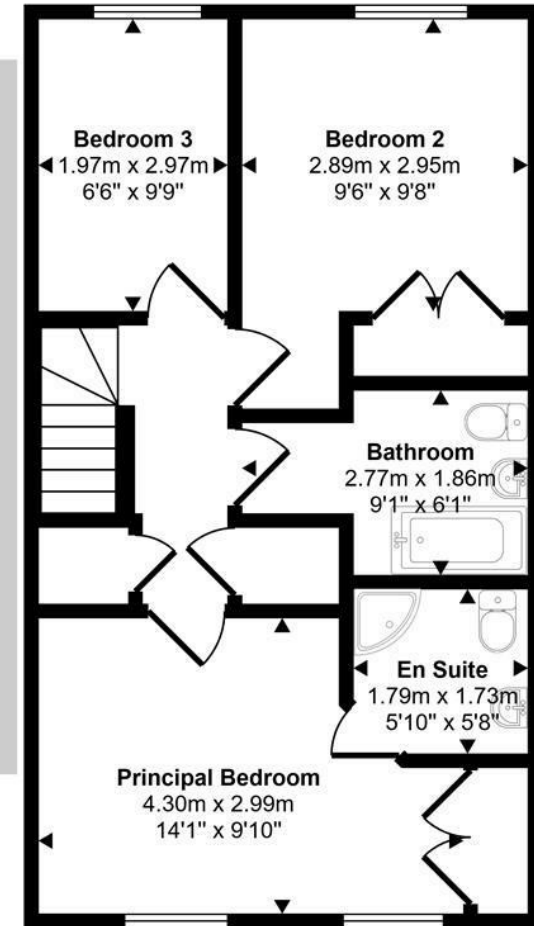
Approx Gross Internal Area
135 sq m / 1448 sq ft



Ground Floor
Approx 45 sq m / 481 sq ft



First Floor
Approx 45 sq m / 480 sq ft



Second Floor
Approx 45 sq m / 488 sq ft

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

Let's talk

01603 660000

sales@abbotfox.co.uk

@abbotfox

EPC RATING - C

Disclaimer – In accordance with the Property Misdescriptions Act, the company abbotFox gives notice that all descriptions, references to condition, necessary permissions for use and other details are given in good faith and believed to be correct, but any purchaser should not rely on them as statements of fact, and must satisfy themselves by inspection or other means, as to their accuracy.