



Maltsters Yard
Norwich, NR1 1RQ

Offers in the region of £450,000

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residential

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ClaxtonBird are pleased to present this charming three-storey townhouse located on a quiet 'no-through' road, just a stone's throw away from the local train station and a variety of amenities, including Riverside retail park and entertainment facilities. This well-maintained home perfectly balances modern living with convenience, making it an ideal space for both entertaining and relaxation. Internally, the accommodation is versatile and includes an entrance hall, a bedroom, a cloakroom, and a kitchen/diner on the ground floor. Upstairs, you will find a comfortable sitting room and an additional bedroom complete with a practical en suite bathroom. The standout feature of this lovely home is the master suite on the second floor, which offers an opulent en suite bathroom. Another key highlight is the garage - a rare feature for a central location like this. Outside, there is also a low-maintenance courtyard garden, providing a peaceful spot to relax away from the hustle and bustle of city life. Positioned at the heart of the city, this property boasts desirable views of the historical Dragon Hall to the south and views of the Cathedral spire to the north. In summary, this home not only offers comfortable and modern living but also a convenient urban lifestyle, and early viewing is highly recommended.

Entrance Hall 13'3 x 6'7 (4.04m x 2.01m)

Entrance door, stairs to first floor, understairs storage cupboard, automatic lighting and radiator.

Bedroom 8'5 x 8'5 (2.57m x 2.57m)

Double glazed sash window to front aspect, built in cupboard with shelving, and radiator.

Cloakroom

WC, pedestal wash hand basin with mixer tap, tiled splashback, extractor fan and radiator.

Kitchen / Dining Room 15'5 x 10'7 (4.70m x 3.23m)

Fitted kitchen comprising a range of matching base and eye level units with work surfaces over, inset one and a half bowl ceramic sink unit with mixer tap, built in double oven with stainless steel gas hob and extractor hood over, built in washing machine, built in dishwasher, freestanding upright fridge freezer, cupboard housing the gas central heating boiler, tiled floor, radiator, window to rear aspect and replacement upvc double glazed door leading out to the garden.

First Floor Landing

Sitting Room 15'5 x 12'1 (4.70m x 3.68m)

Two double glazed windows to rear aspect, feature living flame coal-effect gas fireplace with marble surround and hearth, and two radiators.

Bedroom 9'3 x 8'5 (2.82m x 2.57m)

Double glazed sash window to front aspect, radiator and door to en suite.

En Suite

Suite comprising shower cubicle, wall mounted wash hand basin, WC and extractor fan.

Second Floor Landing

Built in airing cupboard.

Master Bedroom 15'5 x 14'3 max (4.70m x 4.34m max)

Wonderful master suite with two windows to rear aspect, built-in double wardrobe, further built-in single wardrobe, loft access, two radiators and double doors opening to en suite.

En Suite 15'5 x 9'10 (4.70m x 3.00m)

An opulent suite comprising free-standing roll top claw foot bath with telephone style mixer tap, wash hand basin set in vanity unit, WC, recess with shelving, tiled floor with underfloor heating, radiator and double glazed sash window to front aspect.

Rear Garden

Enclosed low-maintenance courtyard garden laid to paving with raised beds, waterbutt, bespoke timber storage shed - ideal for storing bicycles, and rear access gate

Garage

Leasehold garage situated under a nearby apartment.

Agents Note

Council Tax Band D

The vendor has informed us that there is ground rent and a service charge payable.

HOUSE:

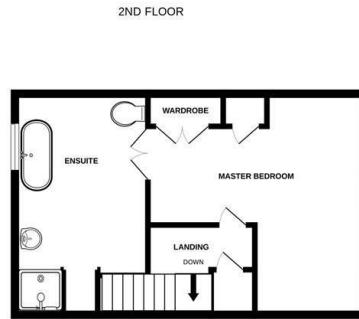
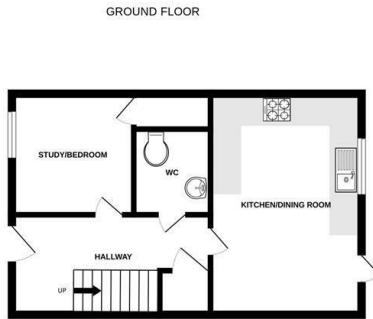
Half Yearly Service Charge in Advance: £163.63 (01/07/26)

LEASEHOLD GARAGE:

Half Yearly Service Charge in Advance: £124.94 (01/01/26)

Annual Ground Rent in Advance: £25.00 (01/01/26 - 31/12/26)

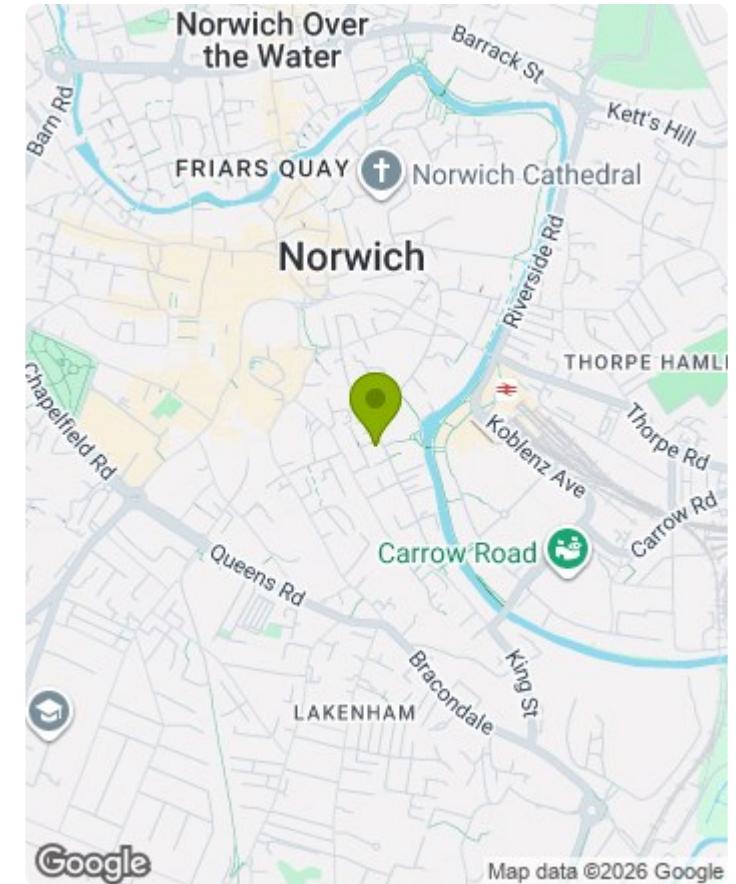




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Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		86
(81-91)	B		72
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

1. MONEY LAUNDERING REGULATIONS: Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale.

2. General: While we endeavour to make our sales particulars fair, accurate and reliable, they are only a general guide to the property and, accordingly, if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the position for you, especially if you are contemplating travelling some distance to view the property.

3. Measurements: These approximate room sizes are only intended as general guidance. You must verify the dimensions carefully before ordering carpets or any built-in furniture.

4. Services: Please note we have not tested the services or any of the equipment or appliances in this property, accordingly we strongly advise prospective buyers to commission their own survey or service reports before finalising their offer to purchase.

5. THESE PARTICULARS ARE ISSUED IN GOOD FAITH BUT DO NOT CONSTITUTE REPRESENTATIONS OF FACT OR FORM PART OF ANY OFFER OR CONTRACT. THE MATTERS REFERRED TO IN THESE PARTICULARS SHOULD BE INDEPENDENTLY VERIFIED BY PROSPECTIVE BUYERS OR TENANTS. NEITHER CLAXTONBIRD LIMITED NOR ANY OF ITS EMPLOYEES OR AGENTS HAS ANY AUTHORITY TO MAKE OR GIVE ANY REPRESENTATION OR WARRANTY WHATEVER IN RELATION TO THIS PROPERTY.

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