



Berners Street, Norwich - NR3 2JW

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## Berners Street

Norwich

Sitting proudly back from the street this END-OF-TERRACE city centre home benefits from TALL PERIOD CEILINGS and it's own PRIVATE REAR GARDEN while being within easy walking distance of all amenities, public transport and the bustling heart of Norwich city centre. Internally, the home is presented in a welcoming fashion with TALL CEILINGS and a separate BAY FRONTED SITTING ROOM and DINING ROOM behind which then leads into a FULLY MODERNISED KITCHEN and FOUR PIECE BATHROOM to the rear of the home. The first floor landing gives way to THREE BEDROOMS each benefitting from a recently installed GAS CENTRAL HEATING SYSTEM in 2023. The rear garden, being at the end of the terrace, enjoys privacy with no access running through this part lawn, and part shingle patio space ideally positioned to enjoy the warmer months.

Council Tax band: B

Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: E

- Bay Fronted End-Of-Terrace House With Tall Ceilings
- Updated Gas Central Heating In 2023
- Modernised Kitchen & Bathroom Circa. 2023
- Separate Sitting & Dining Rooms
- Three Bedrooms
- Private Rear Garden With Patio & Lawn Space
- Short Walk To All Amenities & City Centre
- Ideal First Time Buy or Investment Purchase

Within 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. With bus routes at the end of the cul-de-sac, 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.

#### SETTING THE SCENE

The property sits back from the street behind a low level brick wall where the owners have fitted raised colourful planting beds where a colourful wisteria blooms to the front of the home in the warmer months creating an attractive frontage.



## THE GRAND TOUR

Once inside, the tall ceilings and immaculate decorations immediately strike you with a carpeted floor space, leaving more than enough room for a potential choice of layout of sitting room furniture. Towards the front of the home, an oriel double glazed window allows natural light to penetrate the room with handy storage shelves either side of the chimney breast. Heading past the stairs for the first floor, a separate dining room sits towards the rear of the home backing onto the garden through a set of double glazed wooden French doors. Handy storage space can be found underneath the stairs with yet another open carpeted floor space suited to a formal dining suite. Through an archway to the rear of the home, the current owners have fully modernized the kitchen recently to offer a mixture of wall and base mounted storage units with integrated appliances to include a oven and hob with extraction above with tall fridge/freezer whilst at the very rear of the home, yet another fully modernized space takes you to the four piece family bathroom suite with a fully tiled surround walk in shower unit, vanity storage and tall heater towel rail.

The first floor landing splits to grant access into each of the three bedrooms within the home, with the slightly larger coming towards the front of the property being incredibly well lit similarly to the rest of the home. The space is more than large enough to accommodate a double bed with further storage solutions and soft furnishings with the added additional benefit of a built in over the stairs storage cupboard. A similarly sized bedroom sits towards the very rear of the property, again offering more than enough space for a large set of bedroom furniture and further storage with the smaller third bedroom coming just to the rear of the home currently functioning as a dress room but offering potential to be a third bedroom, nursery or further en-suite if desired.

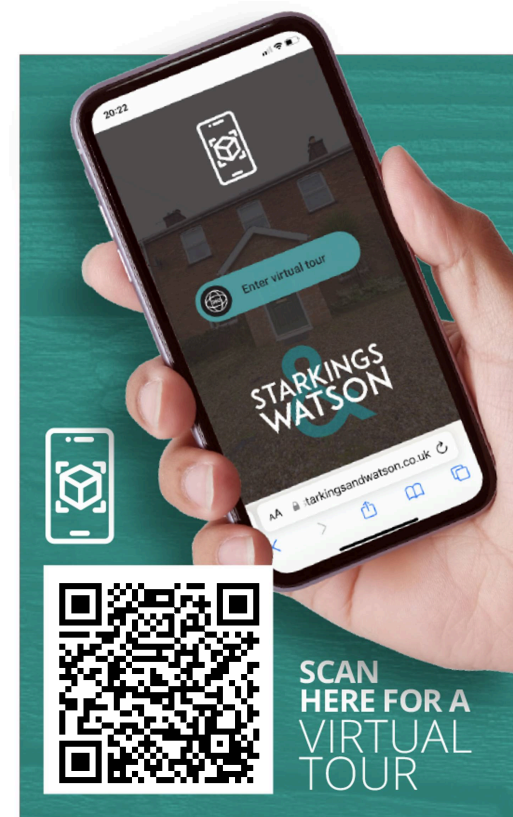
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## VIRTUAL TOUR

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





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## THE GREAT OUTDOORS

Being at the end of the terrace of homes means no neighbours have access through your garden. A tastefully finished flagstone walkway takes you through further planting beds towards the rear of the home where a timber storage shed currently sits on a patio space with lawn taking over from here and further shingle patio seating area at the very rear of the garden perfectly hidden to enjoy the warmer months. The space is tastefully finished with a vibrant mixture of planted flowers and flowering shrubbery to add to the welcoming aesthetics of the outside living area.





Floor 1

Ground Floor



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

767 ft<sup>2</sup>

71.4 m<sup>2</sup>

(1) Excluding balconies and terraces

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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