



8 Three Tuns Court
Norwich | Norfolk | NR1 1XD

A RARE FIND



“Here’s something you don’t see every day – a detached house in the city centre, with a garage and two parking spaces, as well as a roof terrace and courtyard garden.

Better yet, it’s tucked away off the road and hidden from passersby.

Welcome to city living without compromise – your own space in which to relax and unwind, or to entertain family and friends, all just a stone’s throw from the castle, Tombland and Riverside.”



KEY FEATURES

- A Contemporary Detached, Three Storey Townhouse in a Private Courtyard in the City Centre
- Four/Five Bedrooms; Two Bath/Shower Rooms
- The Second Floor Bedrooms benefit from Access via the landing to a Roof Garden
- Open Plan Kitchen/Living Room with Separate Utility/WC
- One/Two Reception Rooms
- Underfloor Heating Throughout
- Private Courtyard Garden with Store Room
- Integral Garage and Two Parking Spaces
- The Accommodation extends to 1,859sq.ft
- Energy Rating: C

This contemporary three-storey home sits in a secluded position in a courtyard just off the city end of King Street. It's surrounded by attractive period buildings, and because it's a modern build, it offers low maintenance easy living, plus lots of mod cons like underfloor heating throughout, ethernet connections in every room, a Sonos wired-in sound system, solar thermal hot water and more.

A True One Off

Architect designed, this unique home has been carefully considered and beautifully finished with great attention to detail. The current owner came here looking for a city centre house but one that offered space and privacy as well as parking. He was delighted to find this because it's detached, thus providing excellent privacy in a city centre location. In addition, the garage and tandem driveway mean you can comfortably park three cars here – another rarity in the city centre. The house sits in a private courtyard behind properties facing King Street, so there's no passing traffic, motor or foot. This is an area that has seen plenty of regeneration over the past decade or two and is now smart, attractive and convenient, with pretty period buildings lining the street and a nice café culture, with places like the Norwich Centre for Writing along the road.

Live Life Your Way

The layout of the property offers enormous versatility and means it would suit a number of different lifestyles, from couples to families. On the ground floor is a large, dual aspect kitchen with integrated dishwasher and cooker, water softener and breakfast bar, open to a reception room that in turn has access to the courtyard garden. The owner uses this as a sitting room and finds it excellent for entertaining – you can serve drinks and have everyone relaxing in the living area while you prepare food.





KEY FEATURES

He also has a wired in surround sound system here, which you can benefit from. Next door is another reception with stairs leading up to the first floor. The owner uses this as a dining room, again with a door to the courtyard garden, but it would work equally well if you had your dining table in the kitchen and used this as a study area. There's also a useful cloakroom/utility room on this floor. Upstairs, on the first floor, there are three good size rooms that could all be bedrooms, or you could have a study or your sitting room here – it really can be configured however you like. There's a full bathroom on this floor as well. Moving up to the top floor you'll find another two multi-purpose rooms, along with a shower room that has the most enormous shower. The owner uses this as his bedroom suite, with a bedroom and dressing room/study, but you could use the main room as your sitting room – it has a wonderful large triple aspect window that fills the room with light. The landing and other bedroom here have access to a beautiful roof terrace. This faces south and is the perfect place in which to sit and soak up the sun, looking out over the rooftops, drink in hand. You can also dine up here in style! The Sonos system throughout the house means you can control the music from your phone wherever you are. Take a soak in the tub or belt out your favourite songs in the shower – there are no neighbours to hear you! Every floor has underfloor heating too, so it's nice underfoot in winter wherever you are in the house, plus you can arrange your furniture however you like, with no radiators to get in the way.

Explore It All!

As we've already mentioned, there's outside space in the form of the courtyard garden and the roof terrace. While it's a definite bonus to have these, what really sets this place apart is its proximity to the city centre. You're a five-minute walk from Riverside, Tomland, the two main shopping centres, parks, green spaces, restaurants, the library, theatre and more. Whatever type of food you fancy, you'll find it here. If you want culture and history, you've got it – with the vibrant arts scene all on the doorstep. If it's access to the train station, that's less than ten minutes from your front door. If you have teens, they can walk to school, head off to meet friends and you won't have to be their taxi service. If you're a sociable couple, you can host drinks before heading to the theatre or for dinner. If you work in the city, you can practically roll out of bed and be in work!





























INFORMATION



On The Doorstep

King Street is within close proximity of Norwich Cathedral, The Close, Norwich School and the River Wensum and is within walking distance of the city centre, which has a vast range of amenities including public houses, cafes and takeaways, restaurants, cinemas, theatres, newsagents and banks. As well as two shopping malls and numerous shops and boutiques including Norwich Market, which is an attractive and vibrant mix of food, crafts, flowers, services and much more. It is one of the oldest and largest outdoor markets in the country. There are a number of good schools in both the state and private sectors as well as the University of East Anglia.

How Far Is It To?

Norwich has a main line station to London Liverpool Street with a fastest journey time of 1 hour 50 mins, also providing commuter trains to Cambridge. There is an international airport to the north side of the city and access to most major trunk roads. From the A11 Newmarket Road, Cambridge lies approximately 60 miles to the south-west and Newmarket 47 miles.

Directions

On foot proceed away from Tombland along Upper King Street. Continue across Prince of Wales Road along King Street. Cross Rose Lane and the gated entrance to Three Tuns Court can be found 100 feet on the right hand side.

By car drive up Rose Lane. Continue to the traffic lights and turn left into King Street where the gated entrance can be found 100 feet on the right hand side.

Services, District Council and Tenure

Gas Underfloor Heating, Mains Water, Mains Drainage

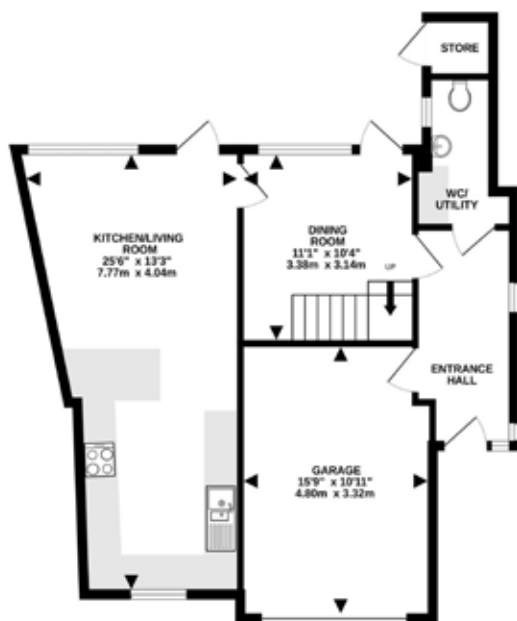
Broadband Available - vendor uses SKY

Mobile Phone Reception - varies depending on network provider

Please see www.checker.ofcom.org.uk - for Broadband/Mobile availability

Norwich City Council - Council Tax Band F

Freehold



GROUND FLOOR
684 sq.ft. (63.6 sq.m.) approx.



1ST FLOOR
639 sq.ft. (59.4 sq.m.) approx.



2ND FLOOR
536 sq.ft. (49.8 sq.m.) approx.

TOTAL FLOOR AREA : 1859 sq.ft. (172.7 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, all measurements are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only. www.norfolkpropertyphotos.co.uk
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(94-100)	A		
(81-93)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		79	85
EU Directive 2002/91/EC			
www.epcrea.com			

Agents notes: All measurements are approximate and for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on. The fixtures, fittings and appliances referred to have not been tested and therefore no guarantee can be given that they are in working order. Internal photographs are reproduced for general information and it must not be inferred that any item shown is included with the property. For a free valuation, contact the numbers listed on the brochure.



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Fine & Country Norwich
12-14 Queen Street, Norwich, Norfolk, NR2 4SQ
01603 221888 | norwich@fineandcountry.com

