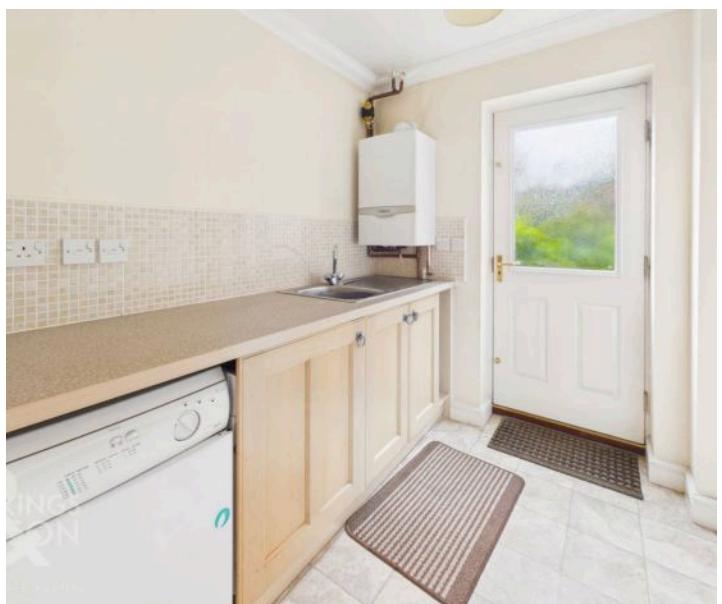




Union Street, Norwich - NR2 2TG

STARKINGS  
&  
WATSON

HYBRID ESTATE AGENTS



## Union Street

Norwich

Situated in the heart of the City Centre, this TOWNHOUSE offers approximately 1226 sq. ft (stms) of thoughtfully arranged accommodation, perfectly suited to MODERN LIVING. The welcoming hall entrance includes BUILT-IN STORAGE and a convenient W.C, providing practical space for coats and shoes. The ground floor features a VERSATILE BEDROOM or STUDY, ideal for guests or home working, alongside a W.C and UTILITY ROOM for laundry and additional storage needs. On the first floor, the property boasts SPACIOUS OPEN PLAN SITTING/DINING AREAS, creating a sociable environment for relaxing or entertaining. Double doors flow to the 15' KITCHEN/BREAKFAST ROOM - well equipped with INTEGRATED APPLIANCES and generous worktop space, making it a pleasure for everyday cooking and casual dining. Upstairs, TWO TOP FLOOR BEDROOMS each benefit from FITTED WARDROBES, offering ample storage. The principal bedroom enjoys the PRIVACY of an EN SUITE SHOWER ROOM, while a well-appointed FAMILY BATHROOM serves the remaining accommodation.

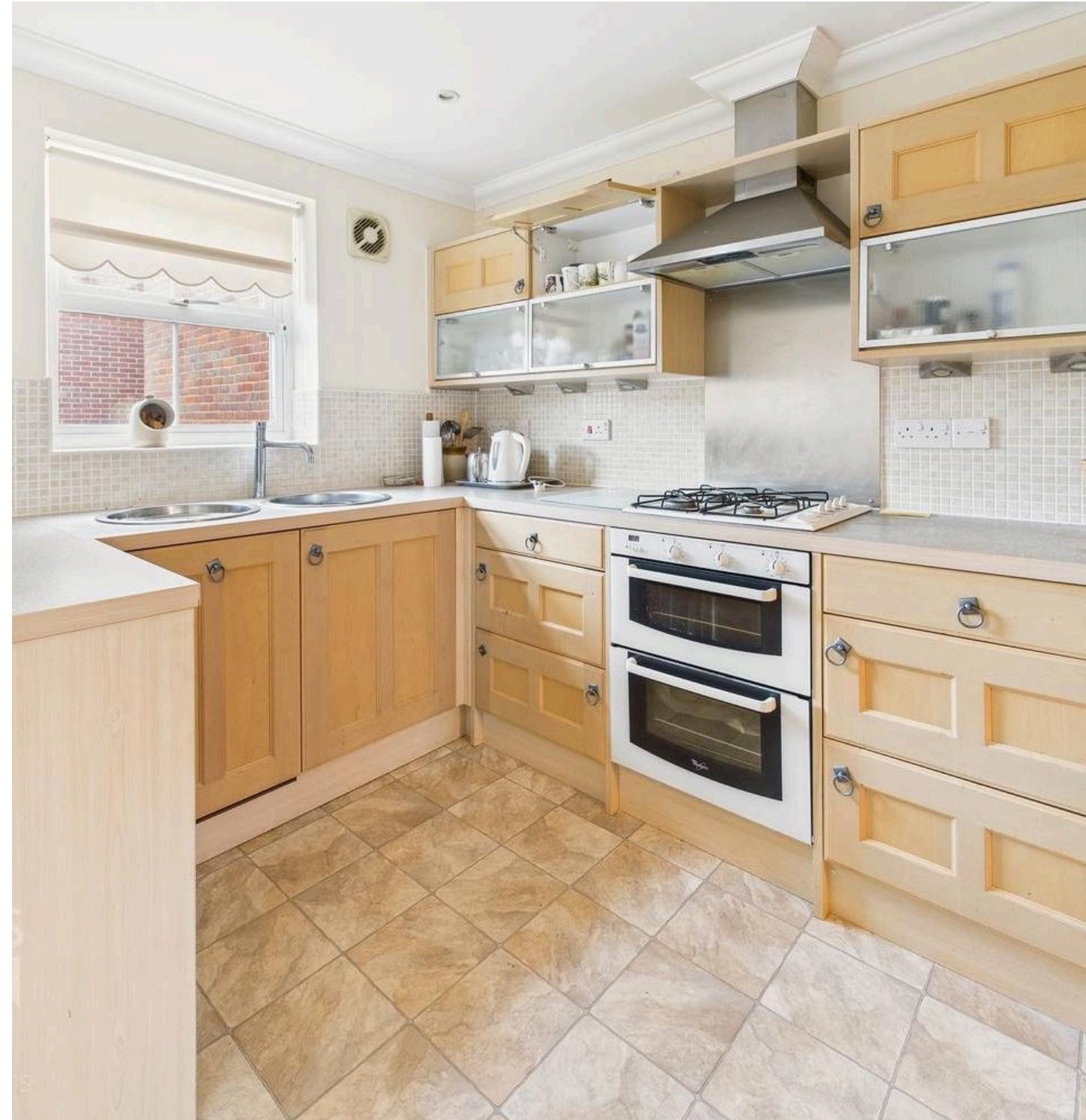
The GARDEN is designed to be both attractive and low maintenance, bordered by timber fencing and brick walling, ensuring privacy and security. The property also benefits from a GARAGE, which is accessible directly from the house and features an up and over door to the front, as well as power and lighting.

Council Tax band: D

Tenure: Freehold

- Townhouse in City Centre Location with Gardens
- Approx. 1226 Sq. ft (stms) of Accommodation
- Hall Entrance with Storage & W.C
- Ground Floor Bedroom/Study & Utility Room
- First Floor Open Plan Sitting & Dining Spaces
- 15' Kitchen/Breakfast Room with Appliances
- Two Top Floor Bedrooms with Wardrobes
- En Suite Shower Room & Family Bathroom

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 main shopping district, city college, train station and Riverside complex. A number of pubs, cafes, restaurants, cinema and bars can be found along with fantastic shopping outlets. Easy access to main road links can be found, in particular the A11 and A47.



## SETTING THE SCENE

Approached via a block paved driveway offering off road parking and access to the garage, a low maintenance paved frontage leads to the front entrance porch.

## THE GRAND TOUR

Once inside the hall entrance offers the ideal meet and greet space with fitted carpet underfoot and stairs rising to the first floor landing, with a built-in storage cupboard below. The ground floor W.C offers a white two piece suite with tiled splash-backs, whilst integral access leads to the garage. The ground floor bedroom or study is carpeted and includes a built-in wardrobes with French doors leading out to the rear garden. An adjacent utility room offers a range of base level storage units with space for a washing machine, whilst tiled splash-backs run around the work surface, and a 2022 installed wall mounted gas fired central heating boiler sits to one side.

Heading upstairs, the carpeted landing leads to the top floor main living space and kitchen. The kitchen offers an L-shaped finish with a fitted range of wall and base level units, with tiled effect flooring underfoot and space for a dining table. The kitchen includes integrated cooking appliances with an inset gas hob and built-in electric double oven with stainless steel splash-backs and an extractor fan above. Integrated appliances include a fridge freezer and dishwasher, tiled splash-backs and under cupboard lighting. Double doors flow seamlessly into the dining area, with fitted carpet underfoot and a further opening taking you to the front facing sitting room. A walk-out balcony leads from the French doors, with fitted carpet continuing underfoot and a door taking you to the landing area.

The top floor landing is finished with fitted carpet and a built-in airing cupboard, with loft access hatch, whilst doors take you to the two bedrooms. Both bedrooms are finished with fitted carpet and built-in wardrobes with the main bedroom including a private en-suite shower room completed with a white three piece suite including a walk-in double shower cubicle, tiled splash-backs and fitted carpet underfoot. Completing the property is the family bathroom, with a further white three piece suite including a panelled bath with mixer shower tap, tiled splash-backs and fitted carpet.

## FIND US

Postcode : NR2 2TG

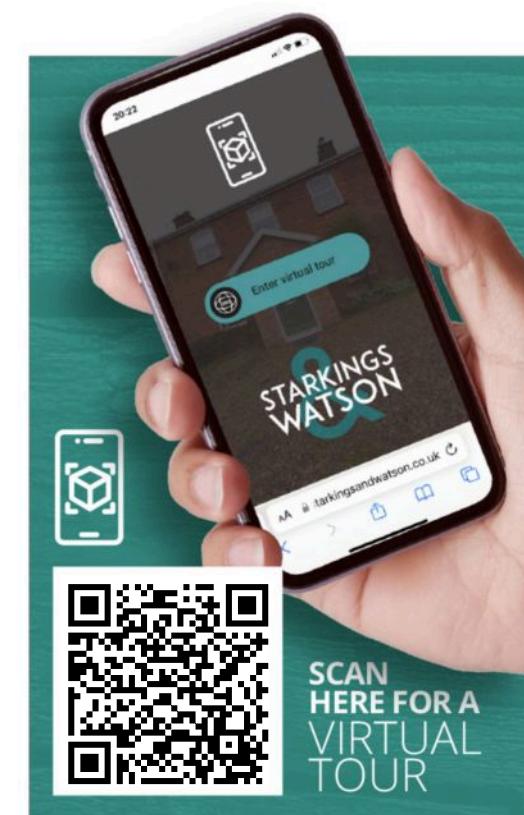
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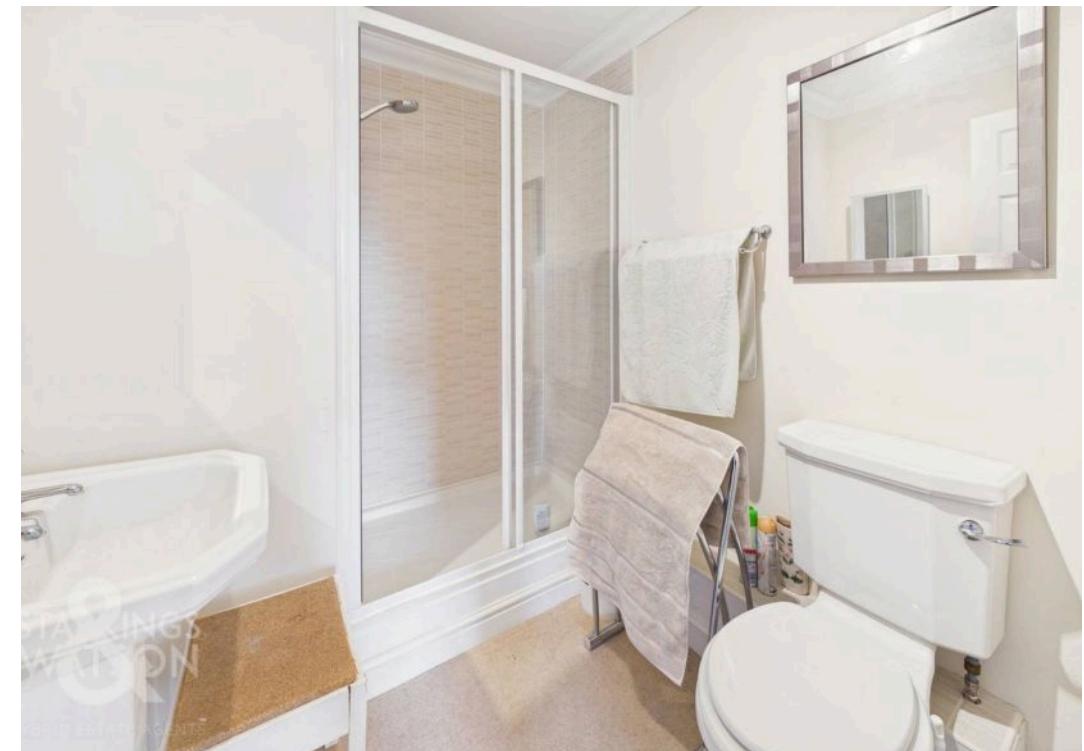
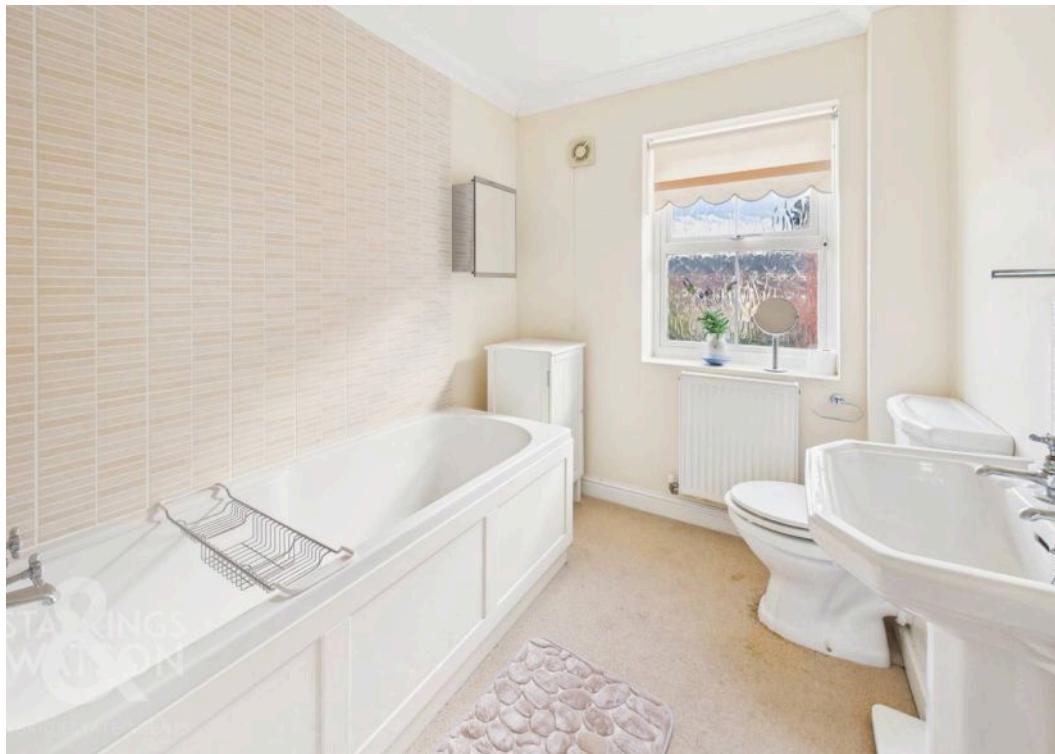
## VIRTUAL TOUR

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

## AGENTS NOTES

Two service charges apply to the property, for the upkeep of communal space on the development. One fee is £173 PA and the other £270 PA.

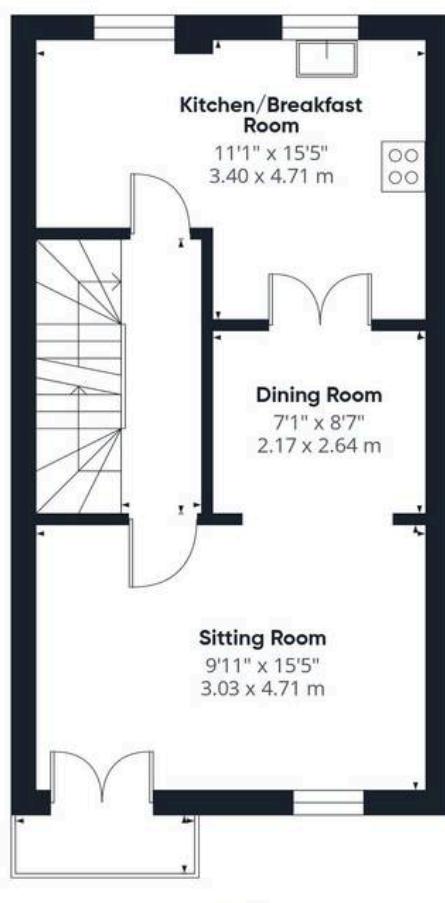
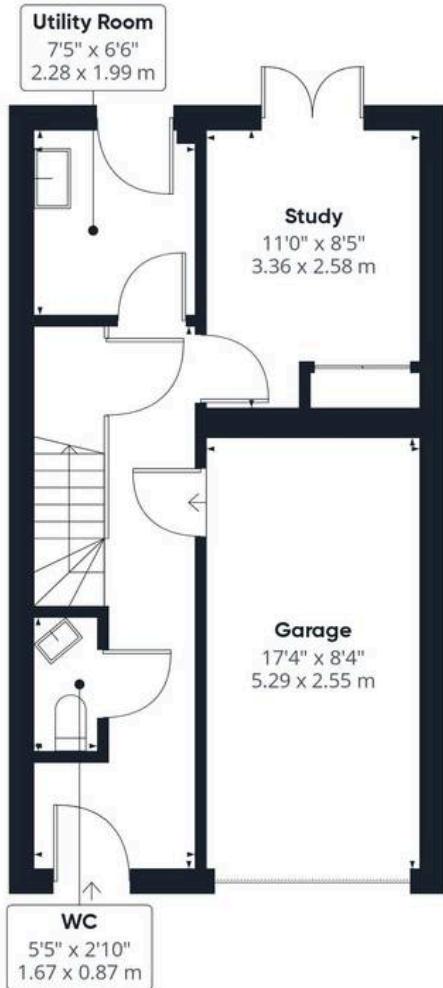






## Garden

THE GREAT OUTDOORS The rear garden is fully enclosed and low maintenance, within timber fence boundaries and brick walling. A patio seating area leads from the French doors with an area of shingle, and variety of planting. The garage offers integral access along with an up and over door to front, power and lighting.



Ground Floor



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

1226 ft<sup>2</sup>  
113.7 m<sup>2</sup>

Balconies and terraces  
17 ft<sup>2</sup>  
1.6 m<sup>2</sup>

<sup>(1)</sup> 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.



## Starkings & Watson Hybrid Estate Agents

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Disclaimer: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and 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.