



Bury Street, Norwich - NR2 2DL

**STARKINGS  
& WATSON**

HYBRID ESTATE AGENTS



## Bury Street

Norwich

VENDOR FOUND. Situated just a few moments away from the bustling centre of Norwich this MID-TERRACE HOME offers a bright and attractive living space alongside a PRIVATE and LOW-MAINTENANCE REAR GARDEN. Internally, the property boasts SEPARATE SITTING and DINING ROOMS laid with solid wooden floor boards and tastefully decorated, leading to the kitchen boasting INTEGRATED APPLIANCES which in turn leads to the GROUND FLOOR SHOWER ROOM. The first floor landing splits to give access to two of the THREE BEDROOMS with three piece bathroom coming off the first room offering an EN-SUITE to the main bedroom. A historic LOFT CONVERSION has separate stair access and this space currently serves as a home office however could easily make a well proportioned additional bedroom.



Council Tax band: B

Tenure: Freehold

EPC Energy Efficiency Rating: TBC

- Mid-Terrace House
- Vendor Found
- Gas Central Heating Renewed In 2023
- Separate Sitting & Dining Rooms
- Ground Floor Shower Room & First Floor Bathroom
- Converted Attic Giving Three Bedrooms In Total
- Private & Low-Maintenance Rear Garden
- Short Walk To All Amenities & City Centre

The property is located on the edge of the popular residential location known as Golden Triangle. Situated just off the inner ring road, the property enjoys fantastic amenities within walking distance, including, shops, schooling and bus routes, whilst vehicular access into Norwich, and onto the A47/A11 is only a short drive.

#### SETTING THE SCENE

The property can be found set back from the street where a low level hedge separates the front of the home from the public walkway whilst a flagstone path takes you towards the front door.



## THE GRAND TOUR

Once inside, the sitting room is the first space you will encounter laid with solid original wooden floorboards, the space is incredibly well lit courtesy of the uPVC double glazed sash windows to the front of the home with cast iron feature fireplace set within the centre of the room with a tiled hearth. Stepping beyond the stairs for the first floor, the dining room emerges towards the rear of the home with the same solid wooden flooring continuing into this living area and a large open space conducive to a potential choice of layouts. A handy under the stair storage cupboard can be found with wooden framed double glazed doors sitting opposite taking you into the rear garden. The kitchen merges just off this space featuring a mixture of wall and base mounted storage units set with tiled splashbacks and leaving room for integrated appliances including dual eye level ovens and four ring hob with extraction above and plumbing for a dishwasher and washing machine. Towards the very rear of the property a ground floor shower room and WC can be found featuring low level wall mounted radiator and frosted glass window towards the rear garden.

The first floor landing splits in both directions to allow access to two of the bedrooms and stairs for the loft conversion. Immediately turning to your left the larger of the bedrooms can be found featuring built in wardrobes sat either side of the bed leading towards the three piece family bathroom suite complete with a shower head and glass screen mounted over the bathroom and low level radiator. The second bedroom on this floor sits towards the very front of the home again featuring updated double glazed sash windows and wooden flooring whilst the space currently functions as a nursery, this could easily make a very large single or smaller double bedroom. A versatile addition to the home comes in the form of a full loft conversion accessed by a set of stairs where the space offers a multitude of potential uses. Currently functioning as a home office space, this could easily be used as a third bedroom to the home or additional living area if desired.

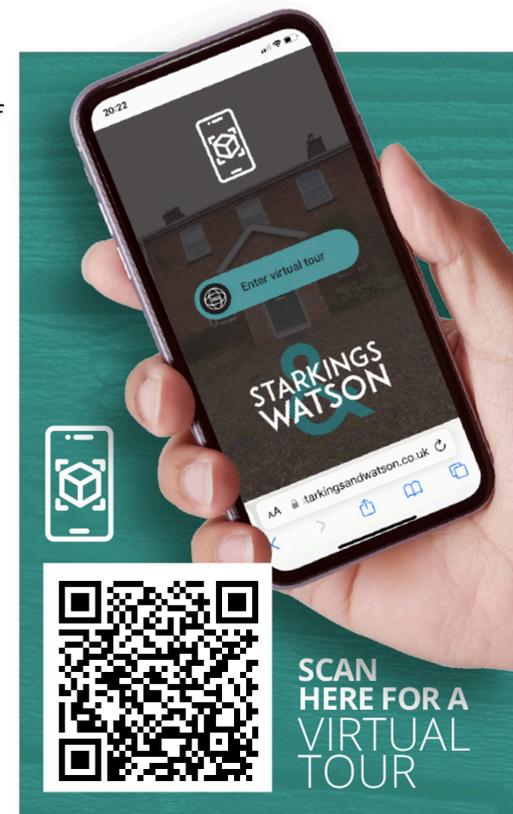
## FIND US

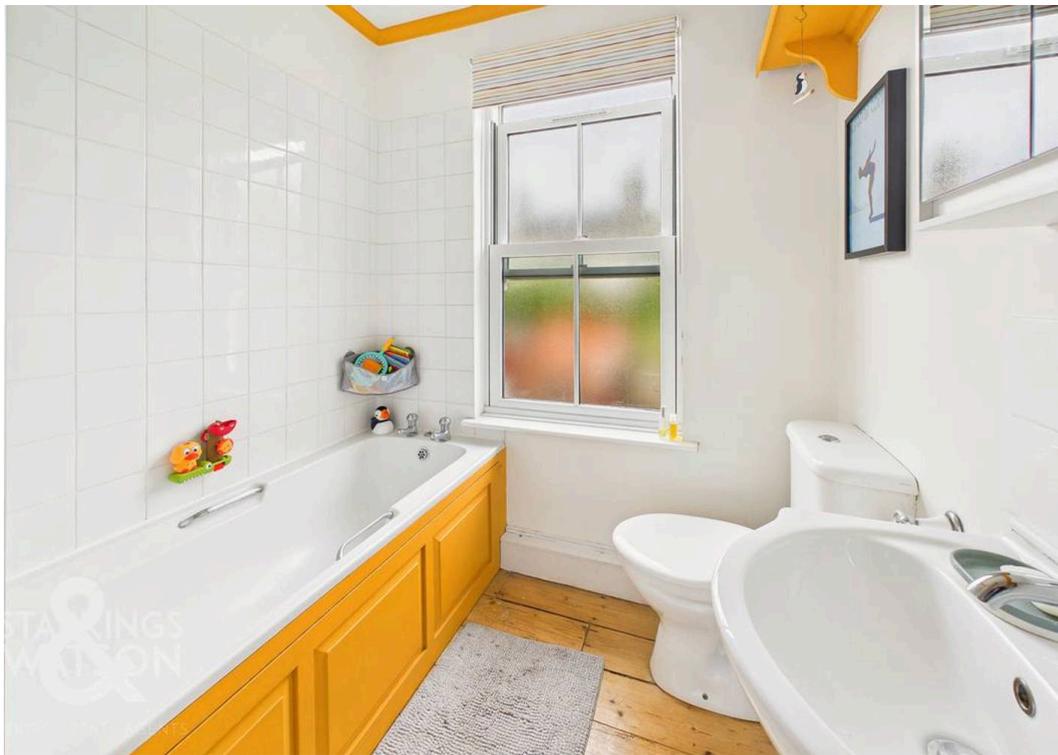
Postcode : NR2 2DL

What3Words : ///bunch.trails.brief

## VIRTUAL TOUR

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



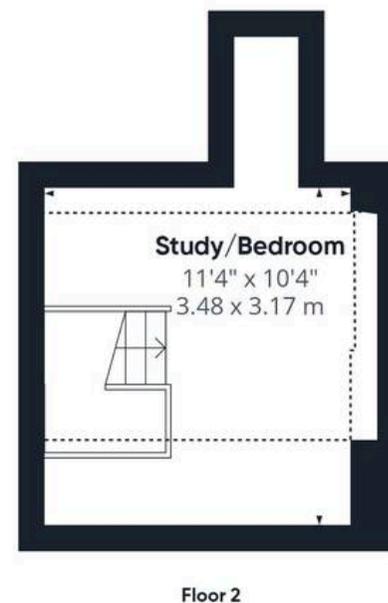




## THE GREAT OUTDOORS

The rear garden is offered in an attractive yet low maintenance condition, all laid with brick weave and flagstone patio tiles. The space is fully enclosed to both sides with timber fencing and large brick wall at the rear maintaining its privacy while colourful and mature planting borders sit towards the side of the home adding vibrancy whilst a timber shed sits at the very rear of the garden.





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

761 ft<sup>2</sup>  
70.6 m<sup>2</sup>

**Reduced headroom**

57 ft<sup>2</sup>  
5.3 m<sup>2</sup>

(1) Excluding balconies and terraces

Reduced headroom

----- Below 5 ft/1.5 m

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

**GIRAFFE360**



## Starkings & Watson Hybrid Estate Agents

Roxburgh House, Rosebery Business Park Mentmore Way - NR14 7XP

01603 336116 • [centralisedhub@starkingsandwatson.co.uk](mailto:centralisedhub@starkingsandwatson.co.uk) • [starkingsandwatson.co.uk/](http://starkingsandwatson.co.uk/)

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