



## 33a Duke Street, Norwich

£190,000 - £200,000 Leasehold

This two-bedroom flat presents a rare opportunity to reside in a thoughtfully designed living space that caters to both modern needs and timeless elegance. With its central location, impeccable features, and functional layout, this property stands as a prime choice for discerning individuals looking to embrace city living at its finest. Situated in the heart of the bustling city centre, this flat offers a perfect blend of modern convenience and period charm.

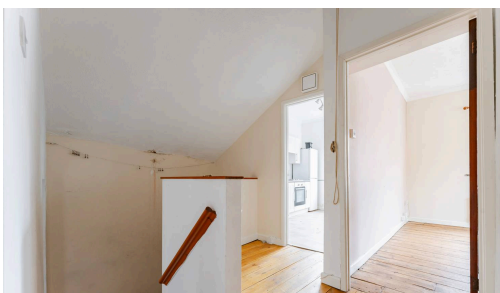
## Location

Located in the heart of Norwich's vibrant NR3 area, Duke Street offers an unbeatable blend of city-centre convenience and historic charm. Situated just a short stroll from the picturesque River Wensum and the bustling Norwich Lanes, the property enjoys easy access to a variety of independent shops, trendy cafes, and award-winning restaurants. Residents can also explore the rich cultural heritage of Norwich, with landmarks such as Norwich Cathedral and the iconic Castle Museum within walking distance. Excellent transport links, including Norwich Train Station, provide seamless connections to surrounding areas and London Liverpool Street. This prime location combines the energy of urban living with the tranquillity of nearby green spaces like Wensum Park, making it an ideal choice for professionals, families, and investors alike.



## Duke Street

As you step into the property, you are greeted by a well-equipped fitted kitchen featuring a built-in dishwasher, fridge/freezer, and oven, complemented by shelved storage areas ideal for a pantry space.



The open plan lounge/dining room boasts oak floorboards, a working fireplace adding a touch of ambience, and ample shelved storage space from floor to ceiling - perfect for displaying your favourite items or keeping your belongings organised.

The flat comprises two spacious double bedrooms, each offering a comfortable sanctuary for relaxation and rest. Adjacent, you will find a contemporary bathroom, complete with a WC, bath, and hand sink to cater to your every-day needs with ease.

Noteworthy features of this property include the period-style windows that flood the rooms with natural light, as well as the new carpets that enhance the overall comfort and aesthetic appeal of the flat. Off-road bespoke parking space is conveniently provided, ensuring secure and hassle-free parking for one car.

Benefiting from an excellent transport network and easy access to various amenities, this residence offers the ideal urban lifestyle for those seeking the perfect balance between convenience and comfort. The city's vibrant offerings, including dining, shopping, and entertainment options, are within easy reach, promising a lifestyle that is both exciting and convenient.

### Agents Notes

We understand this property will be sold leasehold, connected to mains water, electricity, and gas.

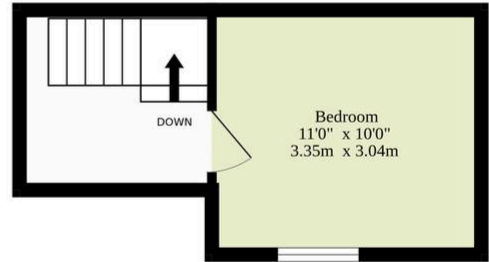
Council Tax band: A

Tenure: Leasehold



Ground Floor  
482 sq.ft. (44.8 sq.m.) approx.

1st Floor  
167 sq.ft. (15.6 sq.m.) approx.



TOTAL FLOOR AREA : 650 sq.ft. (60.4 sq.m.) approx.

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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