



Flat, 43 Newmarket Street, Norwich

£270,000 Leasehold

This charming ground-floor apartment, set in a sought-after area, offers a perfect blend of modern living and convenience. The home features an open-plan reception room with wooden laminate flooring flowing into a modern kitchen and dining area with integrated appliances. The spacious main bedroom and a second bedroom are located on the first floor, both with comfortable carpeted floors. With both off-road allocated parking and on-road parking options, this property is ideally located close to local amenities and transport links.

Location

Newmarket Street in Norwich is situated in the heart of the city, offering easy access to a wide range of local amenities. The area is well-known for its proximity to Norwich city centre, with shops, restaurants, cafes, and cultural attractions just a short walk away. The street is located in the popular Golden Triangle, a highly sought-after residential area known for its Victorian and Edwardian homes. There are excellent public transport links nearby, including bus routes that connect to surrounding areas, and the Norwich train station provides direct services to London and other major cities. Schools, parks, and healthcare facilities are also easily accessible, making it a convenient and vibrant location for residents.

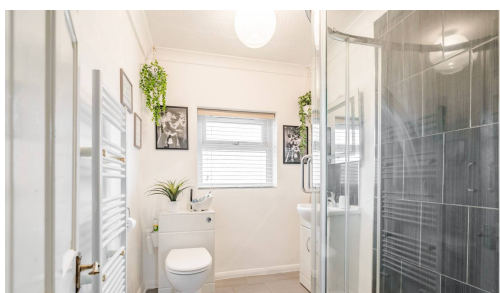
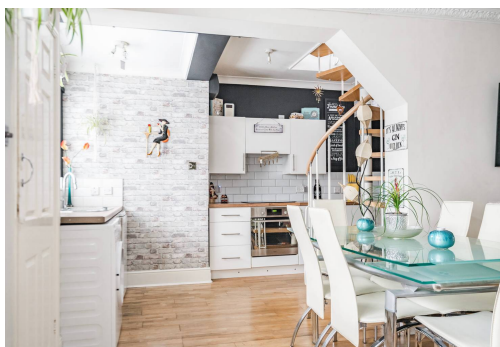


Agents Note

We understand that the property is being sold as a leasehold. Connected to all mains such as water, electricity, drainage and gas.

Tax Council Band - A

962 years left on the lease.



Newmarket Street, Norwich

This inviting home begins with a welcoming entrance hall that leads to a cosy additional reception room, which can be used as a snug or home office. It features carpeted flooring and is accessible directly from the entrance hall, offering a private, flexible space.

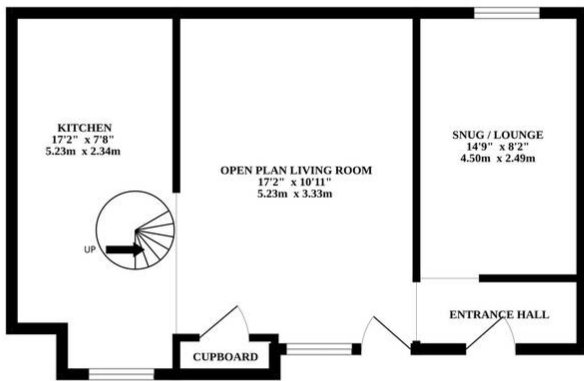
The heart of the home is the open-plan reception room, which enjoys plenty of natural light from a front-facing window. The wooden laminate flooring runs throughout, creating a warm, cohesive space. There is ample room for dining furniture, and the open-plan layout flows smoothly into the modern kitchen. The kitchen itself is stylish and functional, with sleek white gloss cabinets and wooden-effect countertops that provide plenty of storage and workspace. Integrated appliances make it a convenient space for cooking and entertaining, and the spiral staircase adds a unique design feature, leading you to the first floor.

Upstairs, the main bedroom is spacious and comfortable, with carpet flooring that adds warmth underfoot. The second bedroom, although smaller, is perfect as a guest room, child's bedroom, or study, also benefiting from carpet flooring for added comfort. The family bathroom is centrally located and well-appointed, featuring a corner step-in shower, a modern vanity unit for storage, and a heated towel rail for added convenience and luxury.

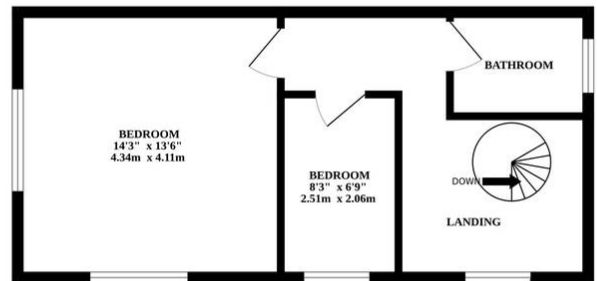
Externally, the property is enhanced by a spacious front courtyard garden, designed for low maintenance with an array of plants and shrubs that add a touch of greenery. There is also the added benefit of an off-road allocated parking space, with additional on-road parking available nearby, making this home both practical and attractive.



GROUND FLOOR



1ST FLOOR



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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