



44 Berners Street, Norwich

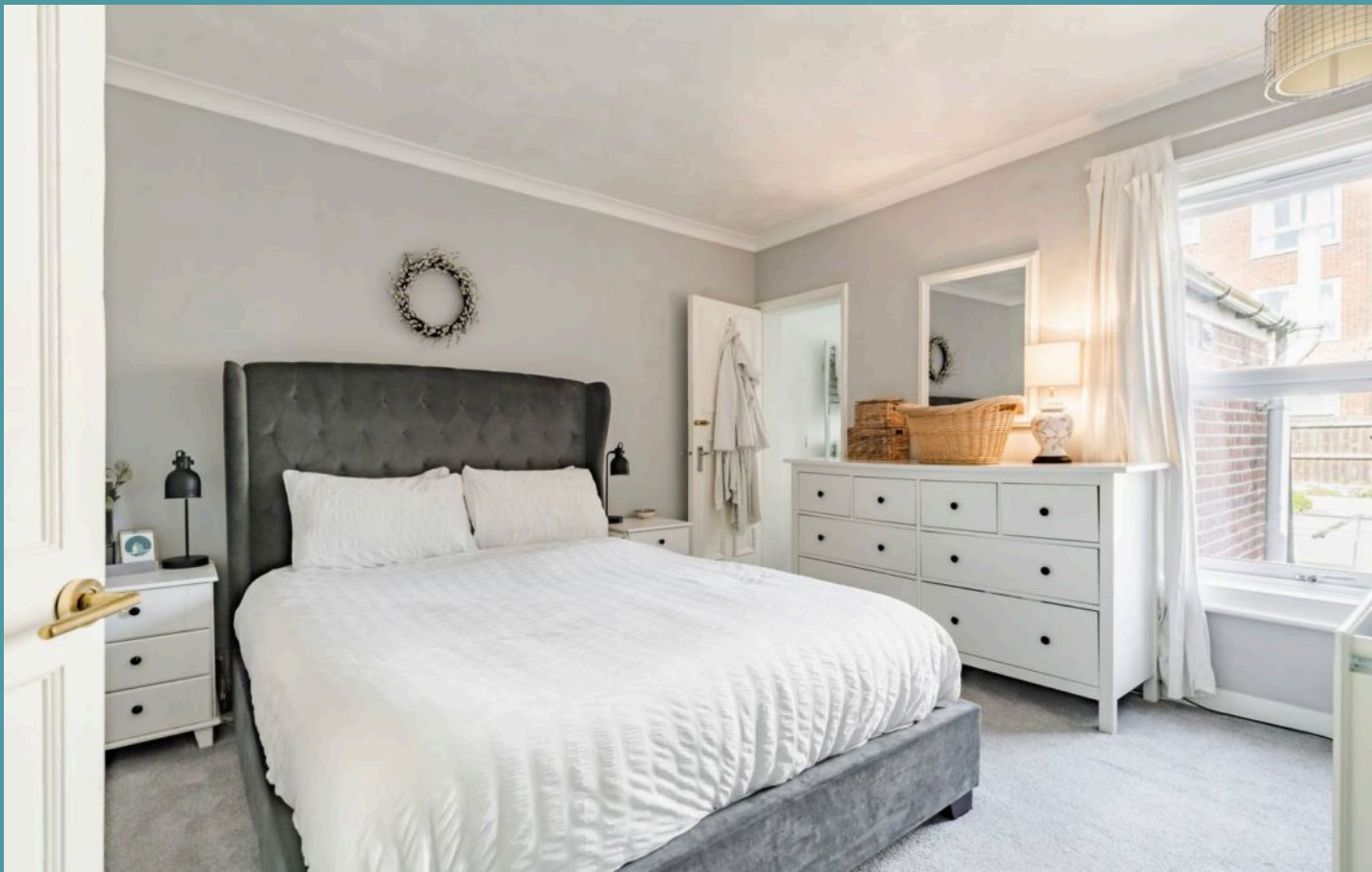
Guide Price £210,000

44 Berners Street

Norwich

Guide Price £210,000 - £220,000. With its elevated position offering stunning cathedral views, this contemporary two-bedroom terraced home combines traditional charm with modern elegance. Inside, the bright and airy sitting room, complete with a painted fireplace and recessed shelving, creates a welcoming space to relax. The adjoining dining area, featuring another fireplace, is perfect for casual meals or entertaining. The sleek, galley-style kitchen is thoughtfully designed for both functionality and style, with a convenient ground-floor WC nearby. Outside, the low-maintenance garden with a pergola and decking provides a private, setting, while non-permit parking and secure access via a coded gate ensure peace of mind.



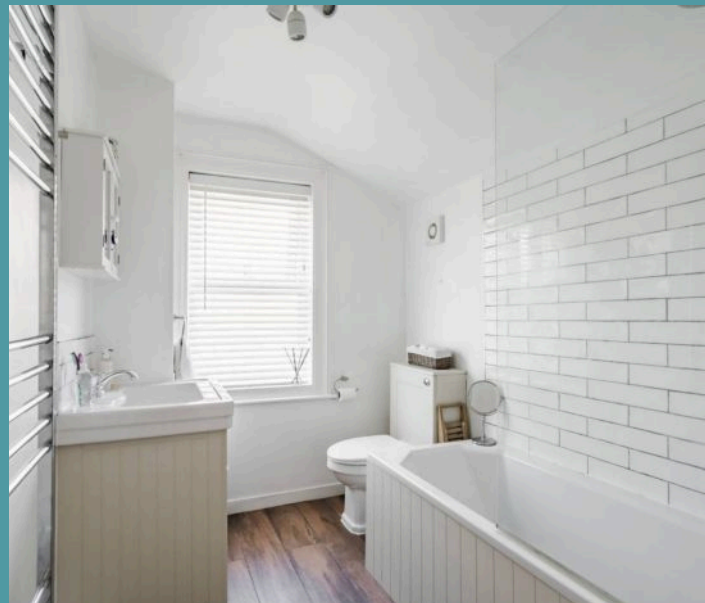
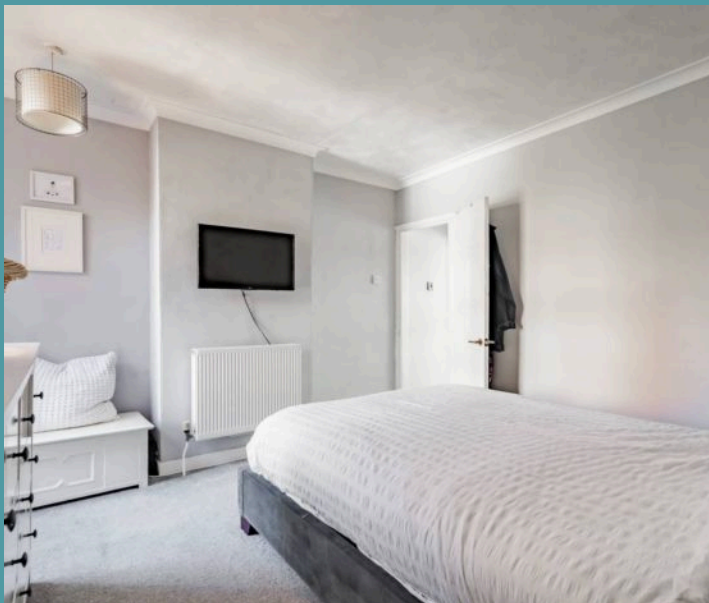


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Norwich

Berners Street, located in the NR3 postal district, is a charming and vibrant street nestled within the heart of Norwich, United Kingdom. Known for its historical significance and lively atmosphere, Berners Street captures the essence of the city's rich heritage and modern flair. The street is lined with an eclectic mix of traditional and contemporary architecture, showcasing the evolution of Norwich over the centuries.

The street exudes a sense of community, with locals and visitors alike mingling and enjoying the welcoming ambiance. Its proximity to key attractions such as Norwich Cathedral, Elm Hill, and the city centre makes Berners Street a prime location for exploration and a perfect starting point to immerse yourself in the culture and charm of Norwich.





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This contemporary two-bedroom terraced home mixed traditional design with modern finishes, offering the perfect balance of classic character and convenience. Stepping up to the elevated entrance, you are greeted by a painted door that adds a touch of personality to the home's kerb appeal. It's the kind of entrance that makes you eager to step inside and discover more.

Upon entering, the welcoming sitting room is bathed in natural light from the front-facing window, creating a bright and airy atmosphere. The fireplace, painted in a stylish neutral tone, acts as a silhouette, complementing the room's overall design.

Recessed shelving provides an ideal space for personal touches such as photos or decorative items. Adjacent to the sitting room, the dining area invites you to gather with loved ones for casual meals or relaxed evenings. With another fireplace, this space is perfect for both everyday dining and entertaining guests.

The immaculate kitchen, designed in a classic galley style, brings a sleek, glossy finish to this home's heart. The space has been thoughtfully designed to allow for ample storage and features a well-considered layout that offers room for your appliances. Just off the kitchen, a small hallway leads to a convenient ground-floor WC.

- Guide Price £210,000 - £220,000
- Elevated position offering breathtaking cathedral views from the property's upper floors





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Upstairs, both bedrooms are generously sized, offering comfort and space, while the elevated position of the property ensures stunning cathedral views. The main bathroom, complete with modern sanitaryware, features a contrasting tiled design, creating a stylish focal point. A well-proportioned ensuite ensures privacy and convenience for the master bedroom, offering the perfect end to your day.

Step outside to the private and low-maintenance garden, designed for easy enjoyment. A pergola with decking beneath provides the perfect spot to unwind, whether you're enjoying the sunshine or hosting a small gathering. The outdoor area is both functional and relaxing, offering a private space within the city. Additionally, non-permit parking is available, and the bi-sected property is securely accessed via a coded gate, offering peace of mind and convenience.

Agents Note

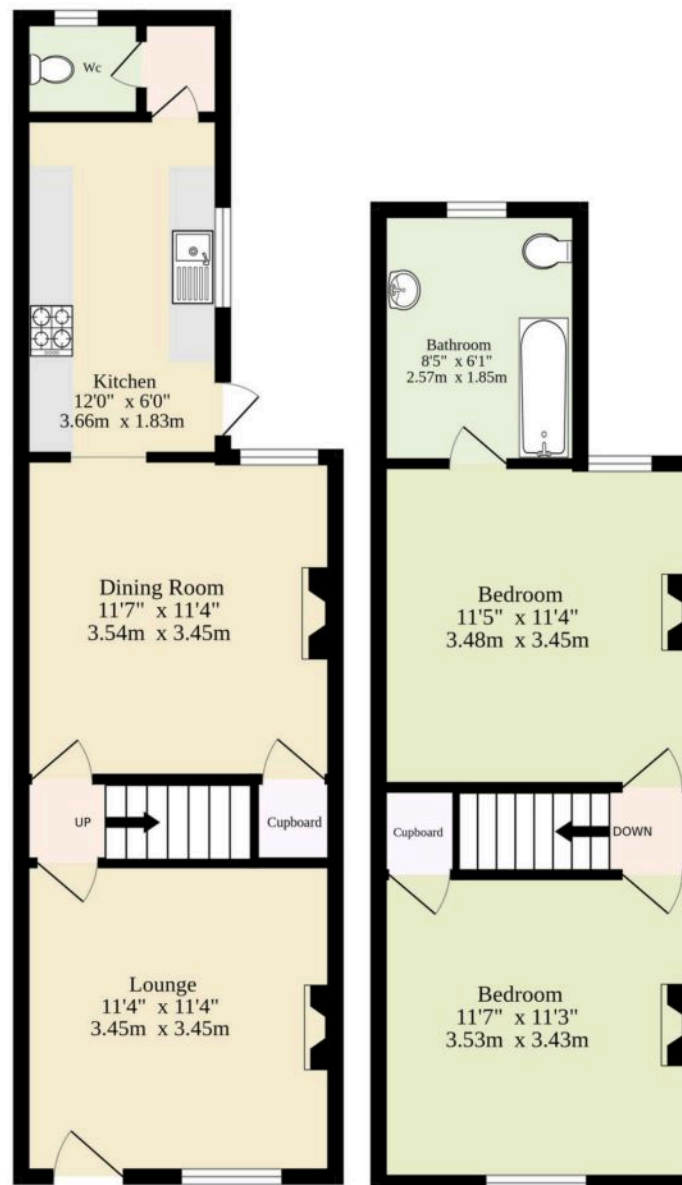
Sold Freehold

Connected to all mains services



Ground Floor
356 sq.ft. (33.1 sq.m.) approx.

1st Floor
321 sq.ft. (29.8 sq.m.) approx.



TOTAL FLOOR AREA : 677 sq.ft. (62.9 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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