



46 Benjamin Gooch Way, Norwich  
Norwich



Minors & Brady



# 46 Benjamin Gooch Way

Norwich

Step into this stunning first-floor apartment, where contemporary design meets effortless city living. A west-facing balcony offers striking views over Fellowes Plain and the historic backdrop of St Stephen's Chapel. Inside, the open-plan living space is a true showpiece, featuring herringbone flooring, a monochrome kitchen with marble-effect finishes, and on-trend gold accents. The main bedroom impresses with its own walk-in dressing area and fitted wardrobes – a rare luxury in the city. A beautifully finished shower room and allocated parking add further convenience. Perfectly positioned just moments from Norwich city centre, this home blends style, comfort, and location in one exceptional package.

- Stylish first-floor apartment in the heart of Norwich
- West-facing balcony with views of Fellowes Plain and St Stephen's Chapel
- Contemporary open-plan living and kitchen space
- Striking herringbone-style flooring throughout
- Sleek monochrome kitchen with marble-effect surfaces and gold fixtures
- Lounge with on-trend feature wall panelling and balcony access
- Spacious main bedroom with walk-in dressing area and fitted wardrobes
- Modern shower room with high-quality finishes
- Allocated parking space for added convenience
- Walking distance to Chantry Place, Chapelfield Gardens, restaurants, cafés, and transport links



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## 46 Benjamin Gooch Way

### The Location

Benjamin Gooch Way in Norwich is perfectly positioned just a short walk into the city centre, offering unparalleled access to a diverse range of local amenities.

From the popular Chantry Place shopping centre to an ever-growing choice of cafés, restaurants, and cultural attractions, the area provides a vibrant lifestyle with new dining options regularly opening in the bustling city. Local favourites such as The George on Arlington Lane and The William & Florence are also nearby, both well known for their great roasts and welcoming atmosphere.

Excellent public transport links are right at your doorstep, with nearby bus stops offering easy connections across Norwich, while the train station provides direct services to London and other major cities. For those travelling by car, the A47 is easily accessible, ensuring convenient links to surrounding areas.

With schools, parks, and healthcare facilities all within easy reach, Benjamin Gooch Way is an ideal choice for those looking for a dynamic and well-connected place to live, complete with a fantastic selection of amenities right on the doorstep.



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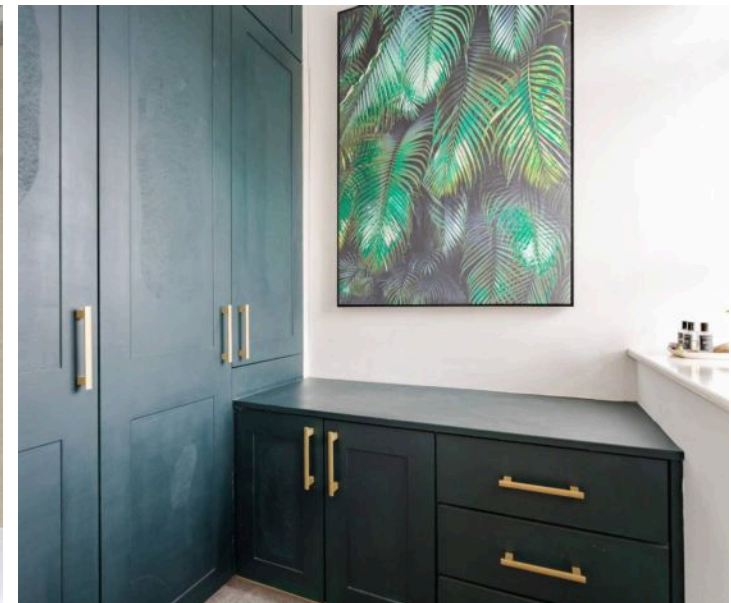
### Benjamin Gooch Way, Norwich

Step inside this stunning first-floor apartment and experience a home that truly defines stylish city living. Perfectly positioned in the heart of Norwich, this immaculate property combines on-trend design with a welcoming feel, while a west-facing balcony offers views over Fellowes Plain and the beautiful backdrop of St Stephen's Chapel.

The apartment opens into a bright and inviting hallway, complete with a useful storage cupboard. From here, you are welcomed into the open plan living and kitchen space – the showpiece of the home. A gorgeous herringbone-style floor runs throughout, setting the tone for the sleek interiors.

The kitchen has been designed with a striking monochrome palette, paired effortlessly with gold-style fixtures and marble-effect surfaces, creating a space that is both elegant and contemporary. Despite the dark tones, the room feels light and uplifting, thanks to its bright aspect.

The lounge area offers the perfect place to relax, with a wall-mounted TV set against stylish feature panelling, a design detail very much on trend. Just behind the sofa, a small dining table makes the most of the apartment's layout, positioned beside the balcony doors where natural light floods in and views stretch across to St Stephen's Chapel.





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The main bedroom is equally impressive, comfortably accommodating a double bed and benefitting from a separate walk-in dressing area with fitted wardrobes – a rare luxury in city apartments.

Completing the property is a modern shower room, finished to a high standard with a walk-in shower.

With its allocated parking space and location just moments from Norwich city centre, this apartment offers the ultimate in convenience. Chantry Place shopping centre, Chapelfield Gardens, restaurants, cafes, leisure centres and transport links including Norwich Train Station are all within easy reach, allowing you to enjoy everything the city has to offer right on your doorstep.

This is a home that effortlessly blends comfort with style – ideal for anyone looking to embrace the best of city centre living.

### Agents Note

Sold Leasehold (115 years remain approx)

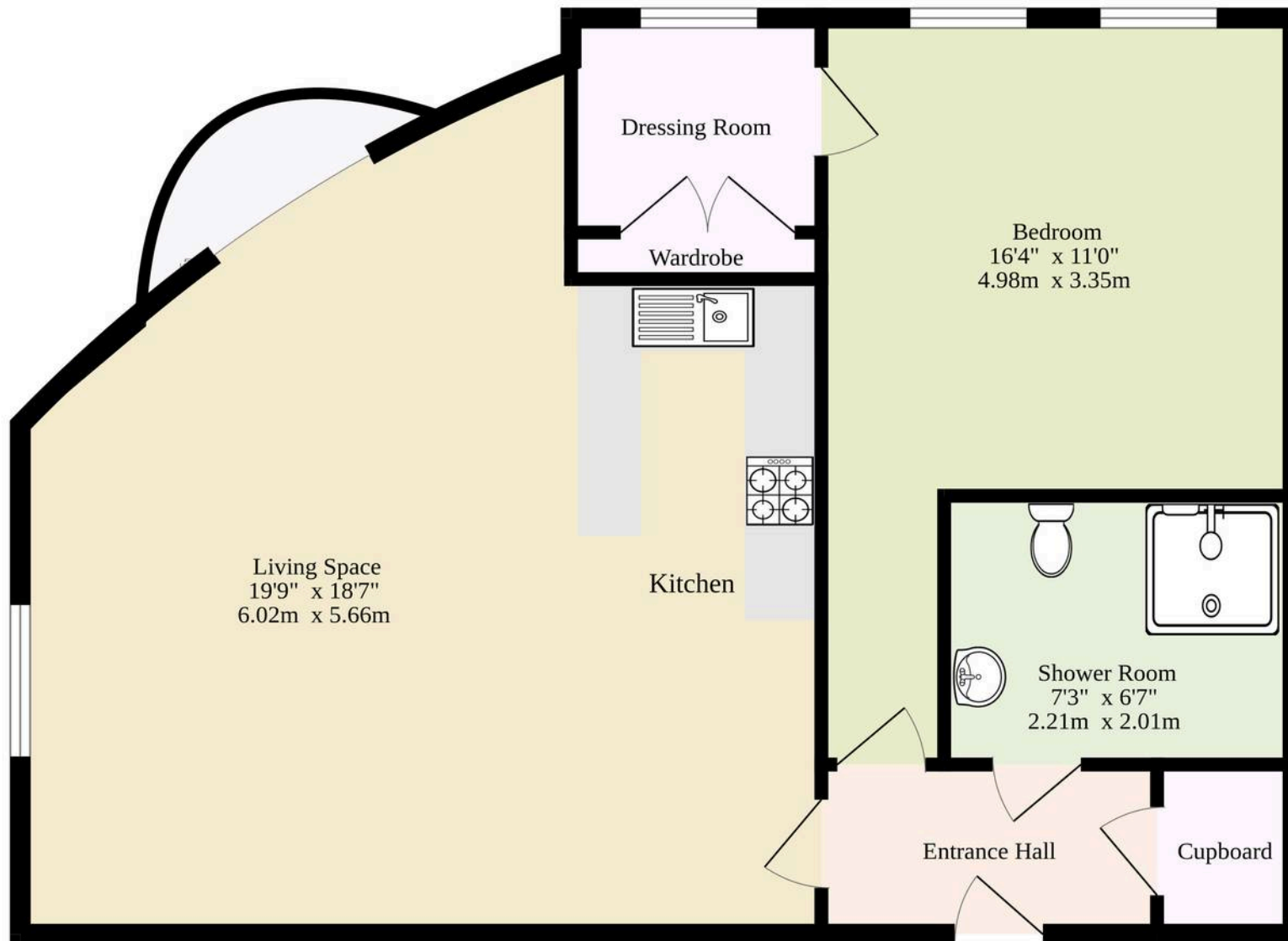
Maintenance: £166 paid monthly

Ground Rent: £350 paid annually



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688 sq.ft. (63.9 sq.m.) approx.



TOTAL FLOOR AREA : 688 sq.ft. (63.9 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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