



112 Dover Street, Norwich  
Norwich



# 112 Dover Street

Norwich, Norwich

Set in the heart of the Golden Triangle, this well-positioned ground-floor flat includes the freehold and offers generous space, character features and a layout that works beautifully for everyday living. A bright bay-fronted living room with a feature fireplace creates a warm focal point, while two double bedrooms and an additional front nook provide flexibility for working or dressing space. The kitchen offers fitted storage with clear potential to update to your own style, complemented by a bathroom with natural light. Outside, a covered courtyard gives sheltered seating or utility space, with steps rising to a raised garden area ready for landscaping. With traditional details throughout and a private front entrance, this is a home that combines charm, convenience and strong scope to enhance over time.

- Ground floor flat with its own private front door in a highly sought after Golden Triangle position
- Bright bay fronted living room with a feature fireplace, built in shelving and generous ceiling height
- Practical kitchen with fitted cupboards and worktops and clear scope for updating to personal taste
- Two comfortable double bedrooms offering flexible space for furniture and storage
- Separate front area beside the main bedroom that works well as an office nook or dressing space
- Bathroom including a bath with shower over, wash basin and wc with a window for ventilation
- Raised rear garden offering the chance to landscape or create an outdoor seating zone
- Covered courtyard to the rear providing a sheltered area for seating or drying clothes
- Characterful interior with panelled doors and traditional features that add charm throughout

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## Location

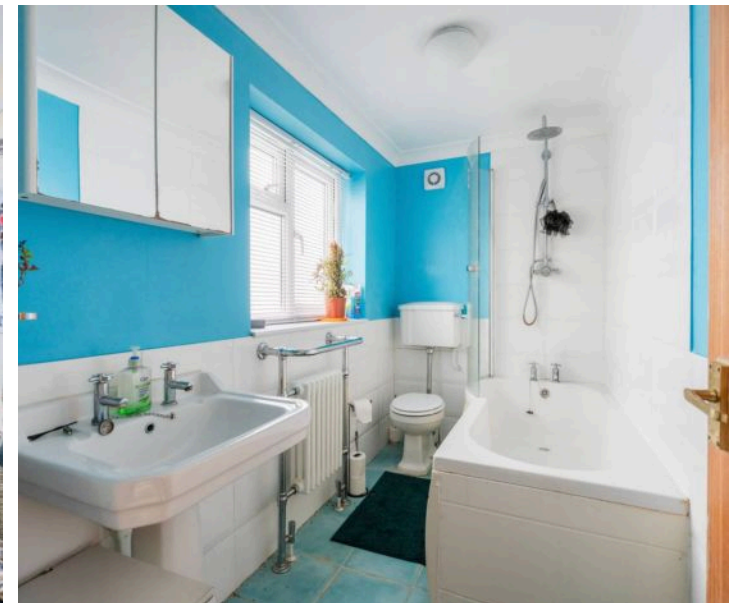
Dover Street sits within a lively residential pocket in Norwich's Golden Triangle area, placing you close to popular independent shops, cafes and everyday services along Unthank Road. The city centre can be reached with a short walk, which gives easy access to wider shopping, dining and cultural spots. Green spaces such as Chapelfield Gardens and local parks are also nearby, which creates a convenient setting for both daily routines and relaxed time outdoors. Public transport links run regularly through the surrounding streets, which makes travel across the city straightforward. Schools and community facilities are within easy reach, which suits a range of households. The wider neighbourhood offers a friendly atmosphere with a steady flow of local amenities close by.

## Dover Street, Norwich

Step inside through a bright entrance hall with stained glass detailing that sets a welcoming first impression. From here you move through to a comfortable living room with a feature fireplace, tall ceilings and generous natural light from the wide front window. The room offers clear space for both seating and dining and includes built-in shelving that adds useful storage.

The kitchen sits to the rear of the home and provides a practical layout with free-standing appliances, fitted worktops and everyday storage. It is a functional space that gives clear scope to update to your own taste, with direct access to the rear hall.

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From the central hallway, you reach two double bedrooms. The front bedroom is set behind folding glazed doors and benefits from an adjoining front area that works well as a dressing space or seating area, thanks to its large window and natural light. The second bedroom sits at the back of the home and offers comfortable proportions for furniture, along with space for working or hobby use.

The bathroom is positioned beyond the rear hall and includes a bath with a shower over, a wash basin and a WC, along with a window for ventilation.

Outside, an elevated garden area sits behind the property and provides potential for landscaping or planting. There is also an enclosed lower courtyard beneath a covered section that gives sheltered space for seating or storage, with steps rising to the upper garden. On-street parking is available nearby, adding to the practicality of the setting.

## Agents notes

Sold with freehold

Parking permit available at £20 per year

Service charge of £10 per year to the freeholder for maintenance

Connected to all main services

Gas Central Heating



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**Ground Floor**  
**601 sq.ft. (55.8 sq.m.) approx.**



**TOTAL FLOOR AREA : 601 sq.ft. (55.8 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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