



41 Goldsmith Street, Norwich

Norwich



Minors & Brady



## 41 Goldsmith Street

Defined by its exclusive setting within the Goldsmiths development, this three-bedroom mid-townhouse is one of just five contemporary homes. Offered to the market with no onward chain, the property presents a straightforward and appealing purchase opportunity. Arranged over three floors, the accommodation offers well-balanced living space including a fitted kitchen/diner, a separate lounge, and a ground floor WC. The upper floors provide three generously sized bedrooms, with the master bedroom benefiting from an en-suite shower room. A modern family bathroom serves the remaining bedrooms. Externally, the home enjoys a rear garden alongside off-road parking via a private driveway for two vehicles. Finished with flooring throughout, the property is ready for immediate occupation within a contemporary residential environment.

- Exclusive Goldsmiths development comprising just five contemporary homes
- Spacious three-bedroom mid-townhouse arranged over three well-planned floors
- No onward chain, allowing for a smooth and uncomplicated purchase
- Private driveway providing off-road parking for two vehicles
- Modern fitted kitchen/diner with integrated appliances
- Comfortable rear-facing lounge with access to the garden
- Master bedroom with en-suite shower room located on the second floor
- Two further well-proportioned bedrooms and a modern family bathroom
- Flooring fitted throughout the property for immediate move-in readiness
- Enclosed rear garden, ideal for outdoor seating and low-maintenance enjoyment







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## 41 Goldsmith Street

### The Location

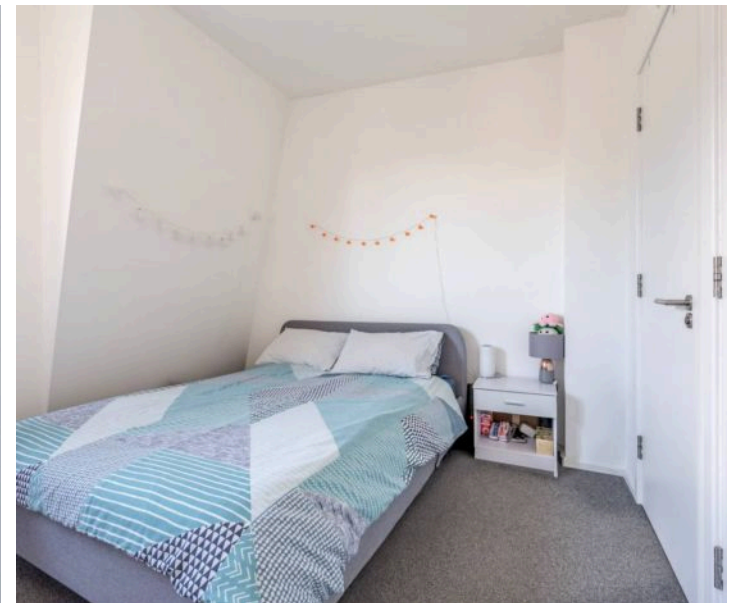
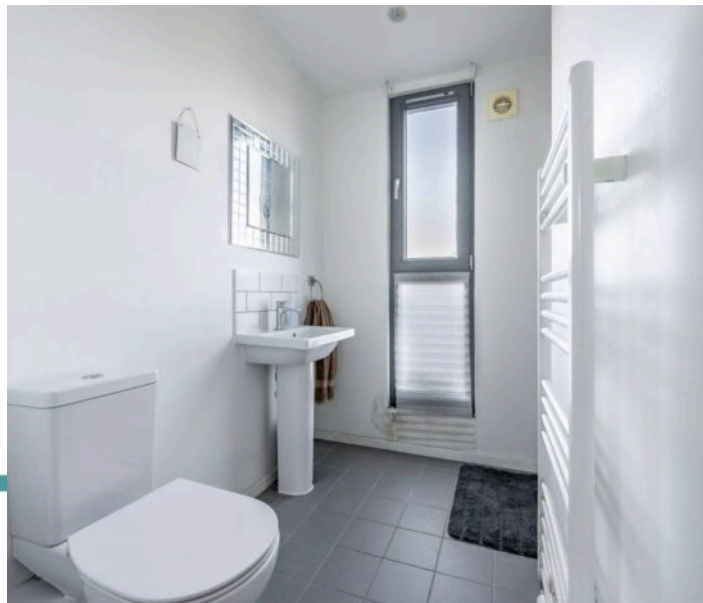
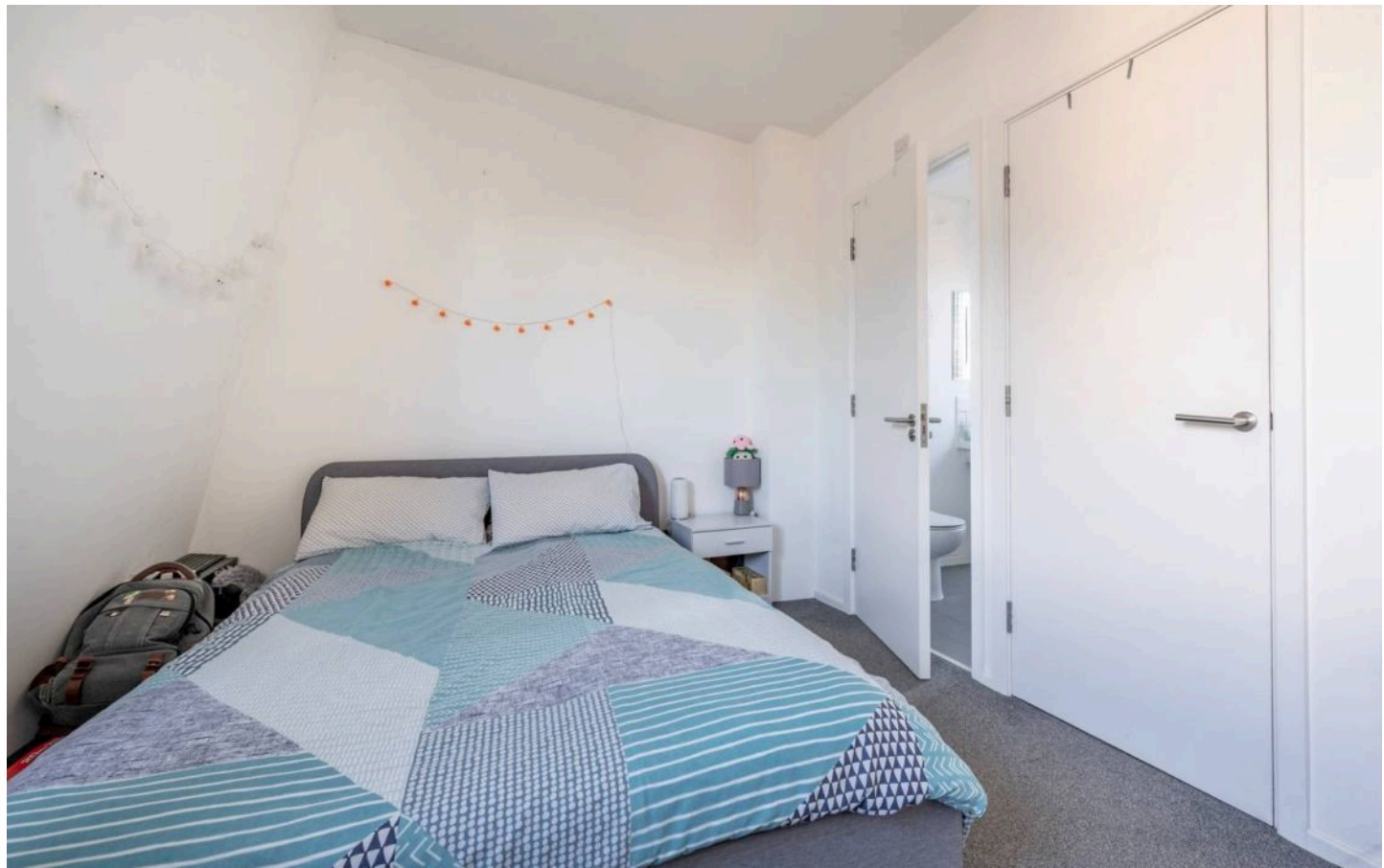
Goldsmith Street is set within one of Norwich's most sought-after residential areas, just west of the city centre, renowned for its strong sense of community, attractive architecture, and exceptional convenience. The location offers easy access to a wide range of local amenities, including independent shops, cafés, restaurants, and everyday essentials, all within comfortable walking distance.

Earlham Road is close by, serving as a key route into the city and providing access to Norwich's historic landmarks, cultural attractions, and boutique shopping destinations. Residents can enjoy an excellent selection of green spaces nearby, including the expansive Earlham Park and the tranquil Heigham Park, ideal for walking, recreation, and outdoor leisure.

The area is well served by regular bus routes and transport links, making commuting into the city centre and surrounding areas both quick and effortless. Highly regarded local schools and the University of East Anglia are also within close proximity, enhancing the appeal for professionals, families, and academics alike.

Norwich city centre can be reached in just a few minutes, offering access to the vibrant Norwich Market, the Cathedral Quarter, and the charming cobbled streets of the Lanes. With its combination of character, connectivity, and a thriving community atmosphere, Goldsmith Street presents an outstanding lifestyle opportunity in one of Norwich's most desirable neighbourhoods.

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# 41 Goldsmith Street

## Goldsmith Street, Norwich

A spacious and well-presented three-bedroom mid-townhouse, ideally positioned within Goldsmiths, a contemporary development of just five luxury homes. Offered to the market with no onward chain, this property is an excellent opportunity for buyers seeking a modern home in a small, exclusive setting.

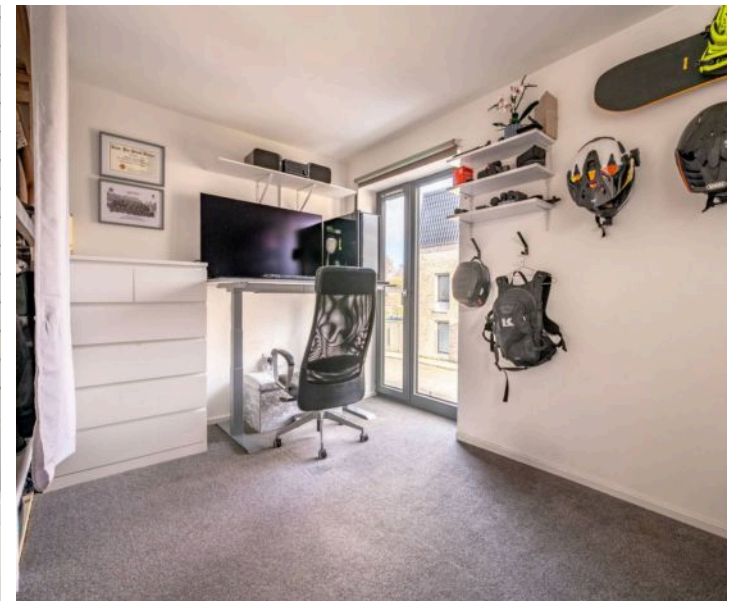
The property benefits from off-road parking via a private driveway for two cars, along with a rear garden and flooring throughout, making it ready for immediate occupation. The development itself is both attractive and thoughtfully designed, creating a pleasant residential environment.

The ground floor opens into a welcoming entrance hall, providing access to all principal rooms. The fitted kitchen/diner is well-proportioned and comes complete with integrated appliances, offering a practical yet stylish space for everyday dining and entertaining.

To the rear, the lounge enjoys a comfortable layout with direct access to the garden, creating a bright and functional living area.

A ground floor WC adds further convenience.

To the first floor, the landing leads to two generously sized bedrooms, both offering flexibility for family living, guests, or home working. The main family bathroom is also located on this floor and is finished to a modern standard.



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The second floor is dedicated to the master bedroom, providing a sense of privacy and separation. This room is well-sized and further enhanced by a private en-suite shower room, making it an ideal principal suite.

Overall, this attractive mid-townhouse combines modern living, practical space, and a desirable development setting. With parking for two vehicles, no chain, and a contemporary finish throughout, the property is well-suited to a range of buyers including first-time purchasers, professionals, and families alike.

### Agents Note

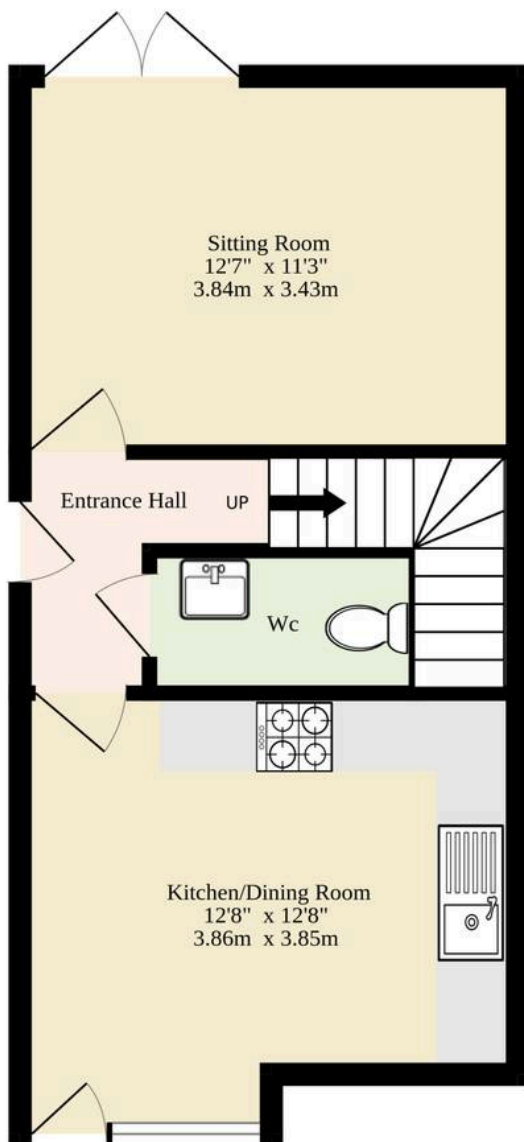
This property will be sold freehold.

Connected to mains water, electricity, gas and drainage.

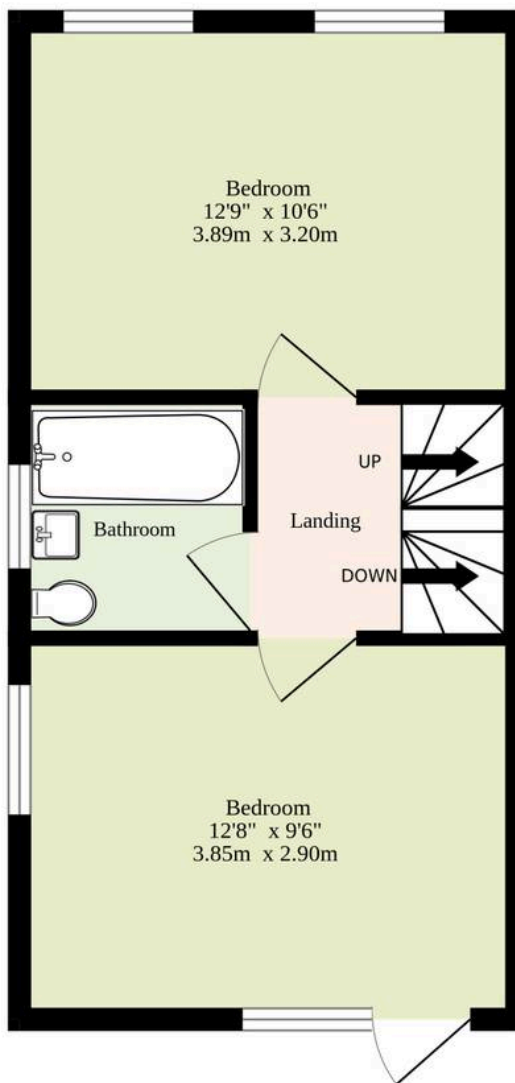




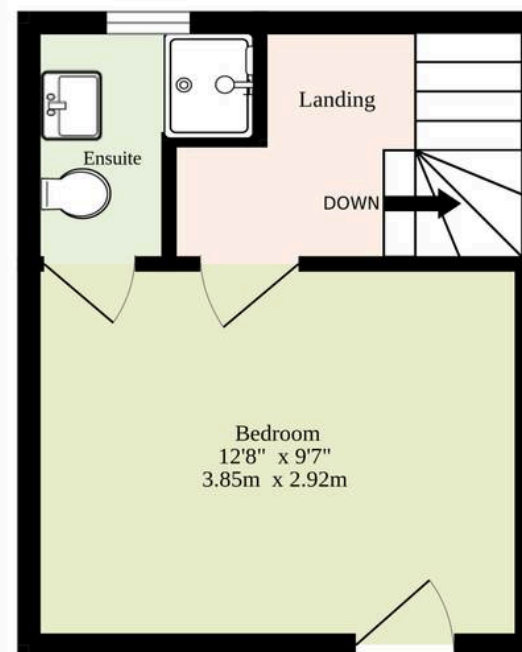
Ground Floor  
391 sq.ft. (36.3 sq.m.) approx.



1st Floor  
314 sq.ft. (29.2 sq.m.) approx.



2nd Floor  
184 sq.ft. (17.1 sq.m.) approx.



**TOTAL FLOOR AREA : 889 sq.ft. (82.6 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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# Minors & Brady

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