



Flat 2, Dixons Court, 52 Bethel Street  
Norwich



Minors & Brady

A city setting and abundance of character is found within this stunning Grade II Listed ground floor split-level apartment in the heart of Norwich. Carefully renovated, the home beautifully blends historic charm with modern comfort while preserving many original features. The spacious living room boasts high ceilings, sash windows, and a fireplace, creating a bright and inviting space. Two generously sized bedrooms each benefit from private en-suite bathrooms that combine contemporary fittings with period details. The open-plan kitchen, dining, and living area features exposed brickwork, an original stove, and high-quality finishes, perfect for entertaining. Practical amenities include a utility area with plumbing for appliances and ample storage throughout the apartment. Completing this exceptional home is access to a communal garden with a sunny patio, shrubs and a private brick bike and storage shed.

- Grade II Listed apartment showcasing historic architecture with carefully preserved original features
- Ground floor split-level layout offering a unique and versatile living space
- High ceilings throughout, enhancing the sense of space and natural light
- Sash windows in the living room that frame charming city views
- Two spacious bedrooms, each with an en-suite bathroom
- Open-plan kitchen, dining, and living area with exposed brickwork and original stove
- Built-in storage and high-quality finishes throughout for both style and convenience
- Utility area with plumbing for appliances and additional storage solutions
- Access to a peaceful communal garden with a sunny patio and greenery
- Private brick bike and storage shed with integrated lighting for practical outdoor use





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## Flat 2

Dixons Court, Norwich

### The Location

Perfectly positioned in the heart of Norwich's vibrant city centre. Nestled just moments from the serene Chapel Field Gardens, this delightful home is a short stroll from Chantry Place, Norwich's premier shopping destination, and a stone's throw from the ever-popular Waffle House, perfect for a sweet weekend treat or brunch with friends. Wander through the historic Norwich Market, explore boutique shops, or sample the array of dining options nearby, from cosy cafés to stylish restaurants and buzzing bars.

Just two streets away lies the lively St Benedicts Street. Here you'll find Haggie, a local favourite for delicious Eastern Mediterranean cuisine, along with a tempting mix of other fantastic restaurants, quirky bars, and vibrant eateries, making it a must-visit for food lovers and social butterflies alike.

Everything you need is right on your doorstep, yet the home's peaceful, tucked-away setting makes it feel like your own secret escape. Excellent transport links add to the appeal, with the nearby bus station offering direct services to Cambridge, London, and beyond—ideal for commuters or weekend adventurers.

Daily essentials are easily covered too, with local shops just around the corner. Whether you're after culture, convenience, or a bit of both, this charming city base promises a lifestyle full of fun, flair, and flexibility.



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A stunning Grade II Listed ground floor split-level apartment in the heart of Norwich city centre, combining historic charm with modern comfort. This unique home has been thoughtfully renovated to enhance its character, with many original features preserved throughout, and is offered **with no onward chain**.

The apartment offers a spacious and bright living room with high ceilings, sash windows, and a fireplace, creating an inviting space for relaxation. A utility area provides practical amenities including plumbing for appliances and ample storage.

There are two well-proportioned bedrooms, each with high ceilings and characterful features. Both bedrooms have access to their own en-suite bathrooms, designed with a mix of modern fixtures and traditional details, offering a luxurious and private setting.

The kitchen, dining, and living area is open and welcoming, featuring exposed brickwork, original stove, and plenty of space for cooking and entertaining. Built-in storage and high-quality finishes add convenience and style.

The apartment also benefits from access to a quiet communal garden, featuring a sunny patio, a variety of shrubs, and a private brick bike/storage shed with lighting. This outdoor space provides a peaceful oasis in the heart of the city.

#### Agents Note

This property will be sold leasehold with 88 years remaining on the lease.

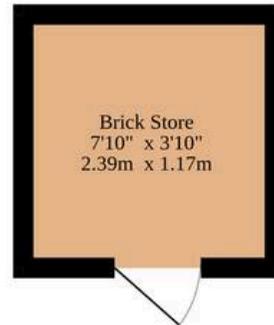
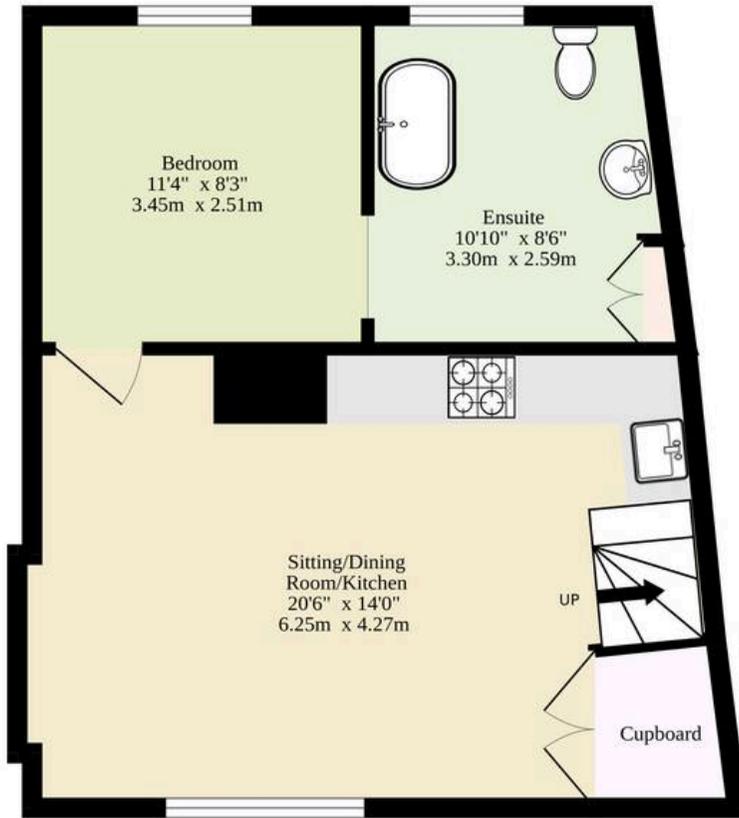
Connected to mains water, electricity, gas and drainage.

This property does not have entitlement to on or off street parking. We encourage viewers to do their own due diligence in regards to parking arrangements before offering.

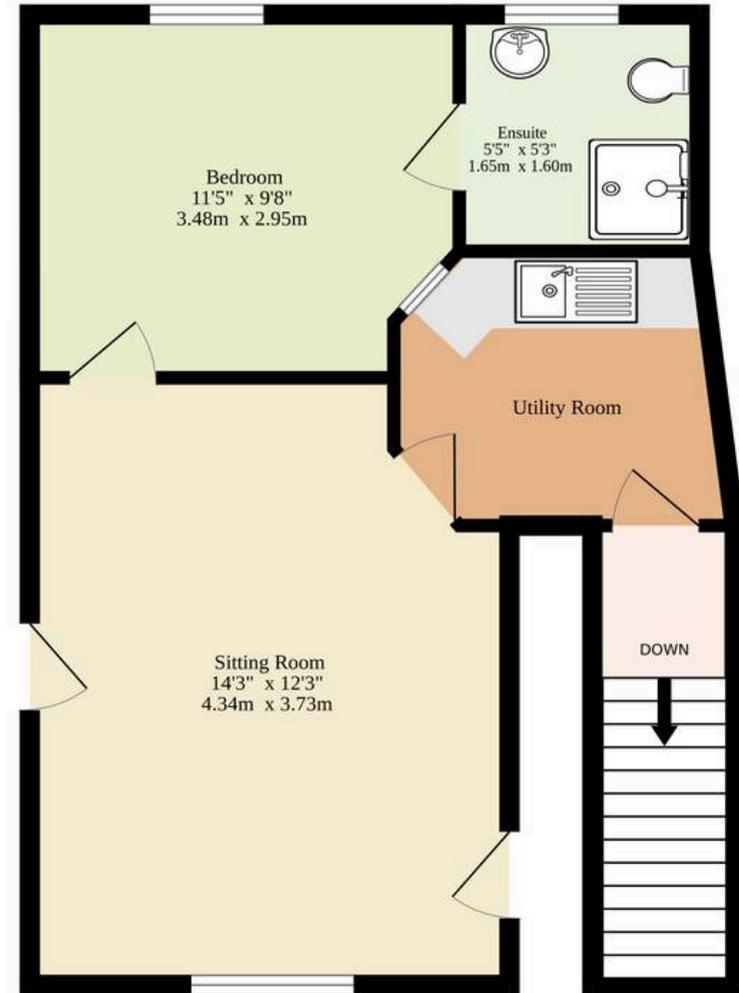


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**Ground Floor**  
492 sq.ft. (45.7 sq.m.) approx.



**First Floor**  
385 sq.ft. (35.8 sq.m.) approx.



**TOTAL FLOOR AREA : 877 sq.ft. (81.5 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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