



1 Baltic Wharf, Norwich

Norwich



Minors & Brady

# 1 Baltic Wharf

City living with a riverside twist, this stylish four-storey townhouse is made for modern life. Immaculately presented throughout, the home offers versatile accommodation ideal for both entertaining and everyday comfort. The first floor features bright, sociable living spaces, including a well-appointed kitchen and a sitting room that opens onto a private balcony. Three well-proportioned bedrooms are arranged across the second floor, complemented by an en-suite and a contemporary family bathroom. The entire top floor is dedicated to a luxurious principal suite, complete with a walk-in wardrobe and en-suite shower room, creating a peaceful retreat. With an integral garage, off-road parking and a low-maintenance courtyard garden, this property perfectly blends city convenience with a calm, riverside setting.

- Four-storey townhouse offering spacious, adaptable living across multiple levels
- Immaculately presented interiors with a modern and stylish finish throughout
- Versatile layout ideal for entertaining, home working, and family life
- Generous open-plan kitchen and dining area designed for social living
- Bright sitting room with direct access to a private balcony
- Luxurious top-floor principal suite with walk-in wardrobe and en-suite shower room
- Three additional well-proportioned bedrooms, including one with en-suite
- Contemporary family bathroom serving the remaining bedrooms
- Integral garage alongside off-road parking for added convenience
- Low-maintenance rear courtyard garden perfect for relaxing or outdoor dining





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## The Location

Baltic Wharf enjoys a desirable position within Norwich's well-regarded Riverside area, offering a lifestyle that balances convenience, character and a sense of calm. The location is particularly well suited to commuters, with Norwich Train Station close by, providing regular services to London and connections across the region. For everyday needs and leisure, Riverside Retail Park is within easy reach, offering a range of shops, restaurants, cafés and a cinema, making it easy to enjoy evenings out or relaxed weekends without travelling far.

The city centre lies just beyond, easily accessible on foot, by bike or public transport. Here, residents can explore Norwich's historic streets, independent shops, restaurants and cultural landmarks, including the market and castle area, while still returning home to a quieter riverside setting. The proximity of the River Wensum adds to the appeal, with pleasant waterside walks and green communal spaces providing a welcome contrast to city living.

Overall, Baltic Wharf suits a wide range of lifestyles, from professionals and commuters to those who enjoy having amenities, open space and the city's cultural heartbeat all within close reach. It offers the rare combination of urban connectivity and a more relaxed, scenic environment, making it a consistently popular and practical place to live.



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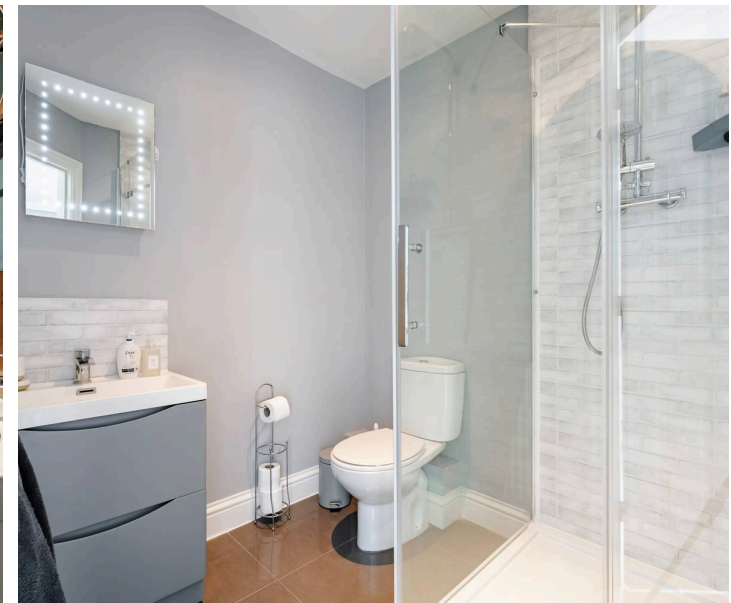
## Baltic Wharf, Norwich

This beautifully presented four-storey townhouse sits in the heart of Norwich, offering a refined yet flexible approach to modern city living. Thoughtfully arranged across four levels, the home blends stylish interiors with practical design, creating a space that feels both elegant and highly functional. Its central location places you within easy reach of the city's thriving cultural scene, while the nearby riverside brings a welcome sense of calm and scenic charm.

The ground floor provides a warm and practical welcome, with an inviting entrance hall leading to a versatile study, ideal for home working or quiet retreat. A separate utility room and integral garage add everyday convenience, ensuring the home is as practical as it is attractive.

On the first floor, the property truly comes to life with generous and sociable living spaces. A well-appointed kitchen and dining area offers plenty of room for cooking and gathering, while the sitting room provides a relaxing setting with direct access to a private balcony. From here, you can enjoy a pleasant outlook, adding to the home's sense of tranquillity despite its central setting.

The second floor hosts three well-proportioned bedrooms, each offering comfortable accommodation for family or guests. One benefits from its own en-suite shower room, while the remaining bedrooms are served by a stylish and contemporary family bathroom, all finished to a high standard.



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Occupying the entire top floor, the principal suite creates a standout feature of the home. This private sanctuary includes a walk-in wardrobe and a spacious en-suite shower room, offering a peaceful retreat away from the main living areas.

Outside, the property continues to impress with off-road parking, an integral garage, and a low-maintenance rear courtyard garden, perfect for outdoor dining or relaxing in a private setting. Combining versatile living, riverside surroundings, and immediate access to Norwich's vibrant centre, this is a home perfectly suited to modern city lifestyles.

## Agents Note

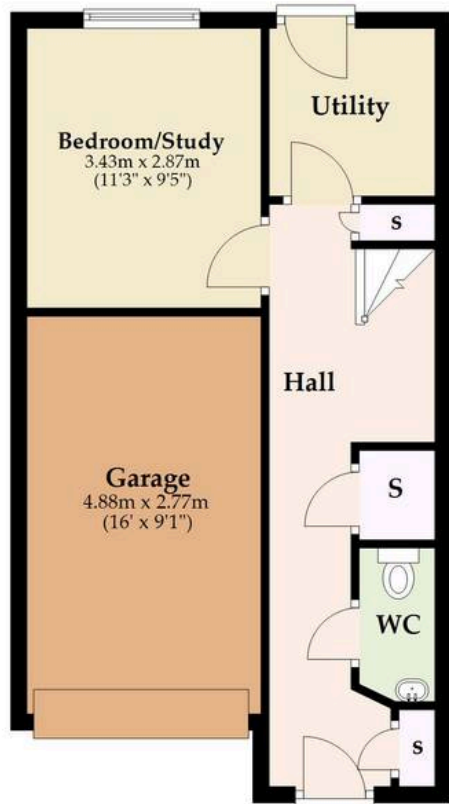
This property will be sold freehold and connected to mains water, electricity, gas and drainage.

Service charge: £850 paid annually.



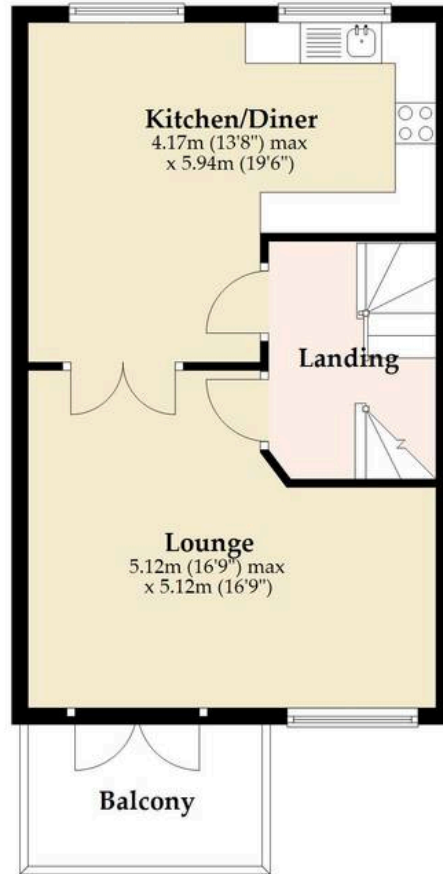
### Ground Floor

Approx. 43.4 sq. metres (466.6 sq. feet)



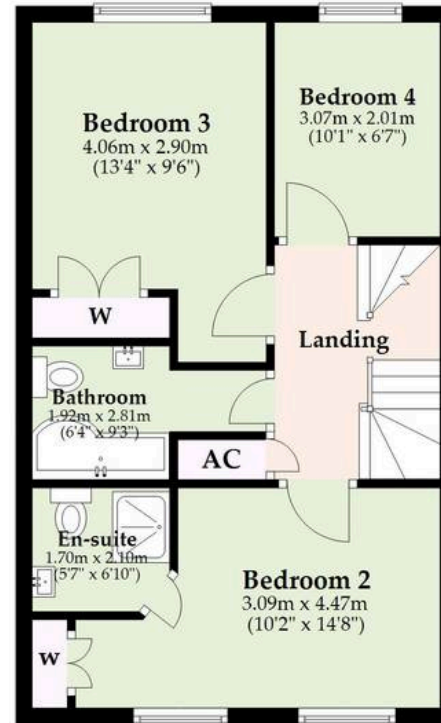
### First Floor

Approx. 45.2 sq. metres (486.9 sq. feet)  
(excluding Balcony)



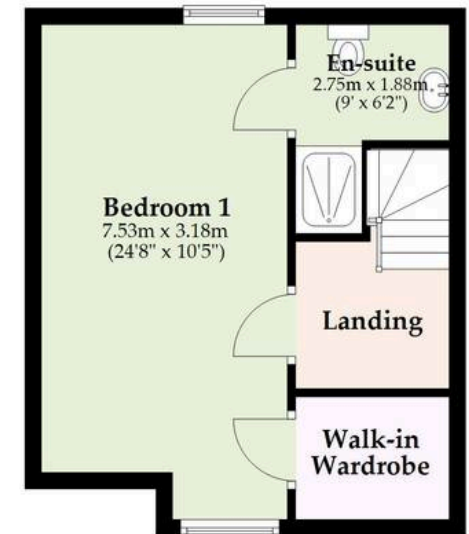
### Second Floor

Approx. 42.1 sq. metres (452.9 sq. feet)



### Third Floor

Approx. 35.4 sq. metres (380.8 sq. feet)



Total area: approx. 166.0 sq. metres (1787.2 sq. feet)

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.

Plan produced using PlanUp.

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