



2 Stonemasons Court St. Augustines Street, Norwich

Norwich



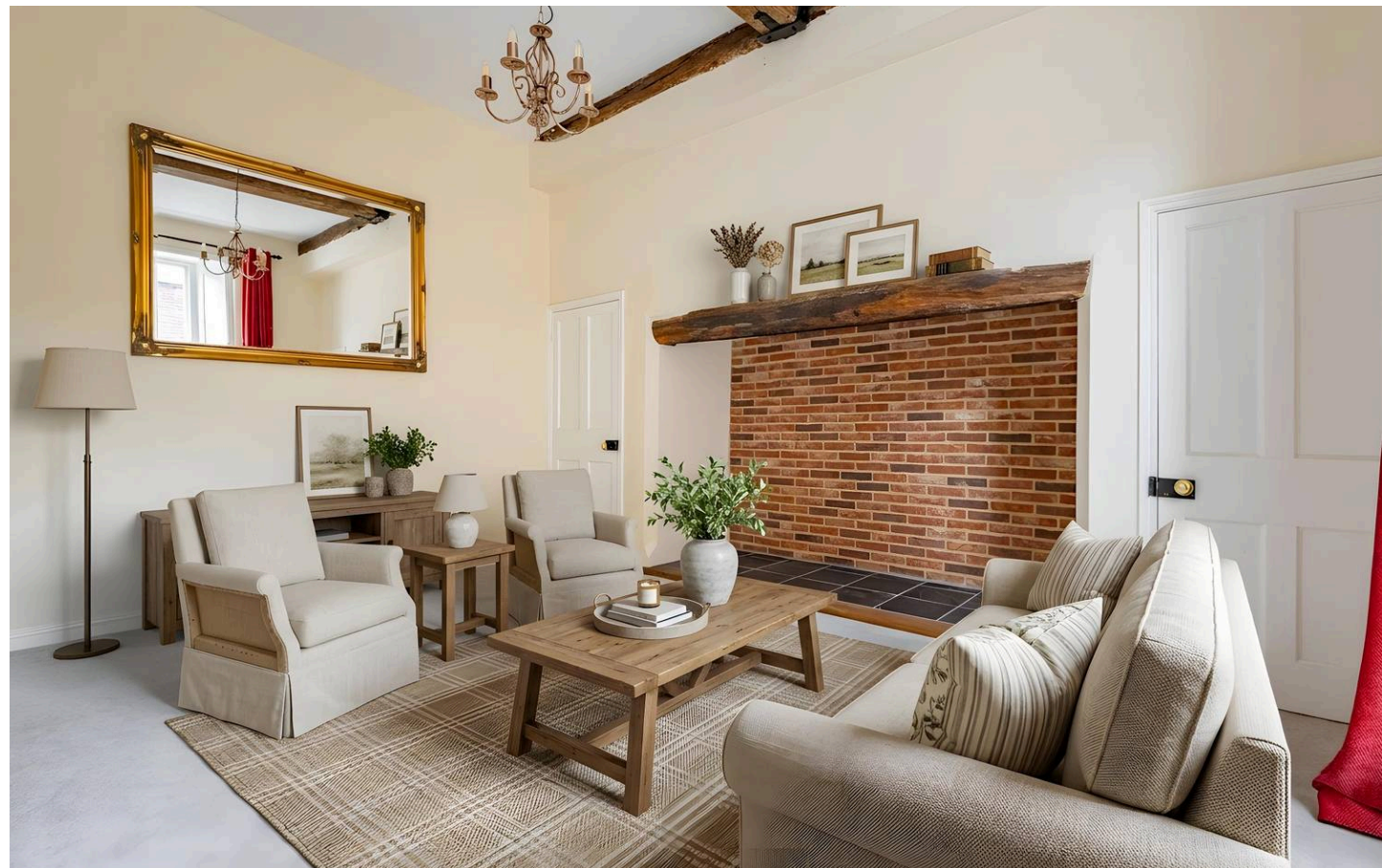
Minors & Brady

## 2 Stonemasons Court St. Augustines Street

Norwich

Packed with character and set across four distinctive levels, this striking Grade II listed home offers a rare opportunity to enjoy period living in the heart of NR3. Full of charm and individuality, the property blends historic features with practical everyday spaces. A fitted kitchen diner provides a warm and functional hub, while the generous sitting room is centred around an impressive inglenook fireplace. The bedrooms are equally characterful, including a top-floor room for extra flexibility. A well-appointed bathroom completes the accommodation with a simple, timeless finish. With the added benefit of a residential parking space and a sought-after location, this is a home that effortlessly combines charm and convenience.

- Characterful Grade II listed home arranged over four unique levels
- Sought-after position on St Augustine's Street in the heart of NR3
- Generous sitting room with a striking inglenook fireplace
- Fitted kitchen diner with neutral units and traditional-style flooring
- Space for dining within the kitchen, ideal for everyday living
- Two well-proportioned bedrooms across the upper floors
- Feature brick inglenook fireplace within the principal bedroom
- Three-piece bathroom with a simple, timeless finish
- Valuable benefit of an allocated residential parking space





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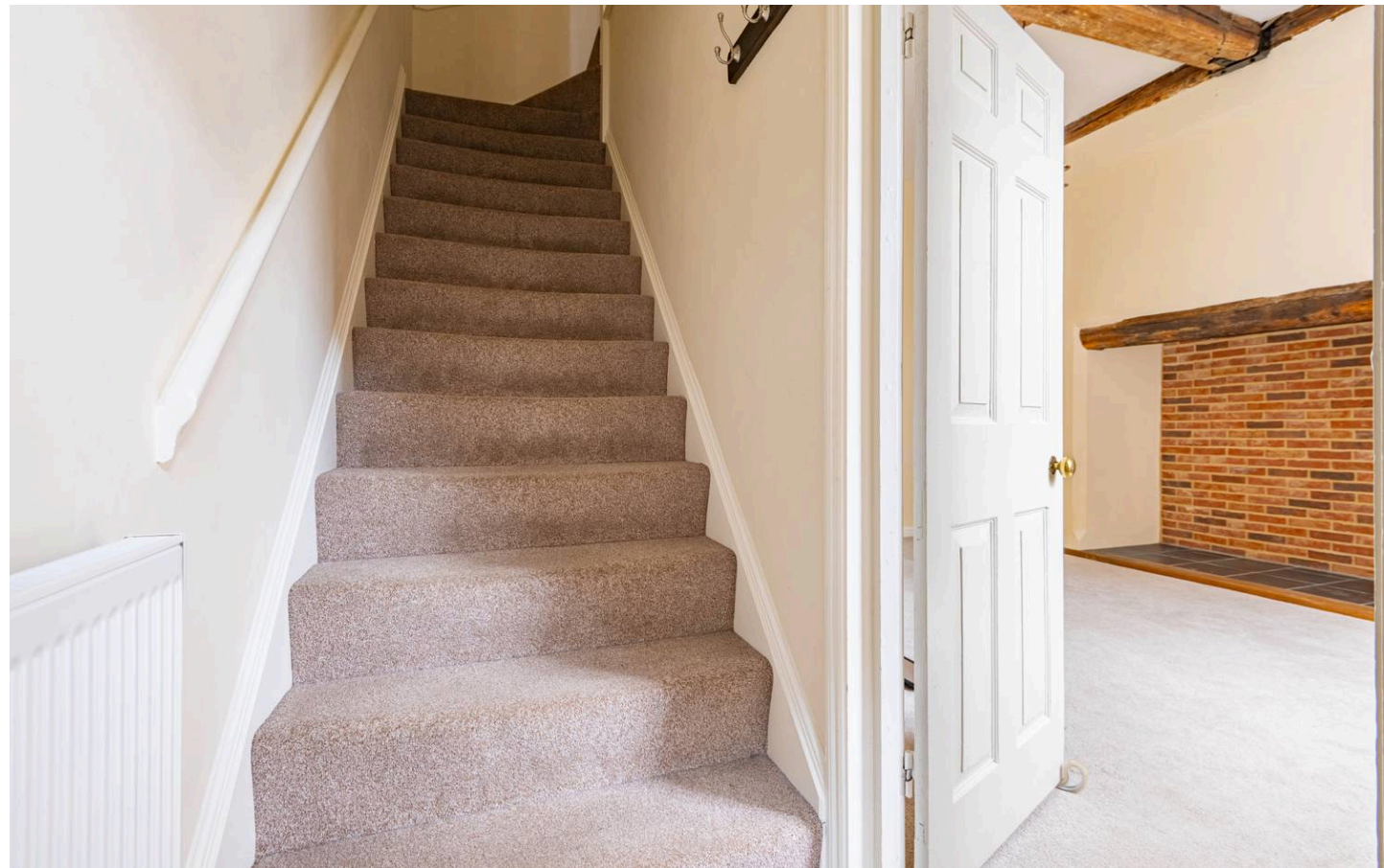
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### The Location

St Augustine's Street enjoys a prime spot in the heart of NR3, one of Norwich's most in-demand postcodes thanks to its brilliant mix of community feel, green spaces, and proximity to the city. Just a 20-minute walk or a short 7-minute drive will take you to both the city centre and the train station, making it ideal for commuters and those who enjoy easy access to everything Norwich has to offer.

Locally, you're well-served with everyday essentials, including a Spar and Tesco Express for quick pick-ups, while artisan favourites such as Bread Source provide excellent coffee, fresh bread and pastries. When it comes to food and drink, there's a great selection of well-loved spots nearby, including The Artichoke and The Stanley, both known for their lively atmosphere and quality dining. For something more relaxed, The White Lion and Malt and Mardle offer the perfect setting for an evening drink.

For those who enjoy the outdoors, Wensum Park is just a short stroll away, offering open green space to unwind. The nearby Waterloo Park, with its Grade II listed features, provides additional space for walking, sports, or a visit to the café. The River Wensum also runs close by, offering scenic surroundings and opportunities for activities such as paddleboarding, while Marriott's Way is ideal for longer walks, cycling, or running routes. With well-regarded schools nearby and a strong sense of community, this location perfectly balances city convenience with everyday comfort.



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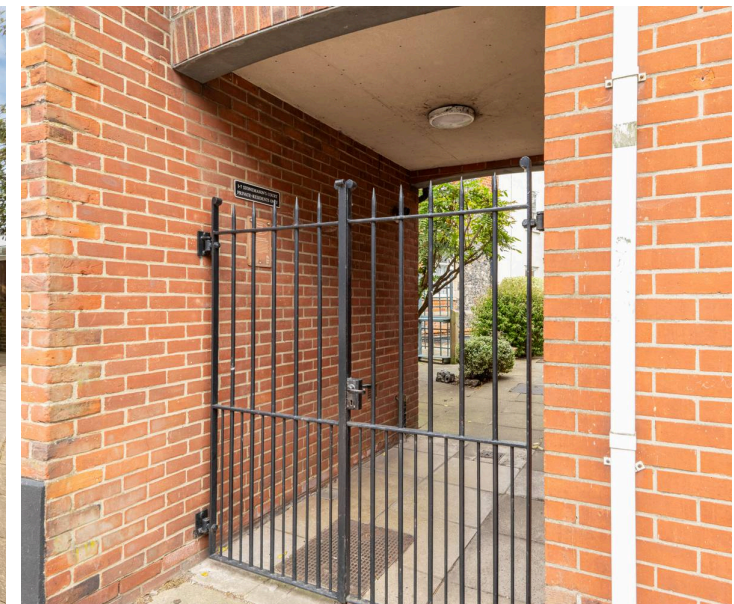
### Stonemasons Court, St Augustines Street

Positioned on the sought-after St Augustine's Street, this charming Grade II listed, four-level home offers a wonderful blend of character, history and practical living. Set within one of Norwich's most desirable areas, the property enjoys a unique sense of individuality, with its period features and distinctive layout creating a truly special place to call home.

Arranged across four levels, the accommodation has a natural and characterful flow. The kitchen diner provides a welcoming and functional space, fitted with a range of neutral units that complement the home's traditional feel.

There is space for appliances alongside integrated elements, while pamment-style flooring adds warmth and authenticity. The room also accommodates a small dining table, making it ideal for everyday use.

The sitting room is particularly impressive, offering a generous and inviting space centred around a striking inglenook fireplace. This feature creates a strong focal point and enhances the overall sense of character within the home. In addition, useful storage has been thoughtfully incorporated, ensuring the room remains both practical and comfortable.



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The upper floors continue to reflect the property's charm. One of the bedrooms benefits from its own large brick inglenook fireplace, adding further personality and a sense of history. The second bedroom, located on the top floor, provides a versatile space that could be used for guests, a home office, or a private retreat.

A well-presented bathroom completes the accommodation, fitted with a three-piece suite in a simple and timeless style, designed to suit both modern needs and the home's traditional character.

Externally, the property benefits from a designated residential parking space, a valuable feature in such a central and well-connected location. The setting also allows easy access to local amenities, green spaces and the city centre, making it an ideal choice for those seeking both convenience and lifestyle.

### Agents Note

This property will be sold leasehold.

From 1st April 1988 to 31st March 2193.

Ground rent: £50 per annum, fixed term.

Maintenance: TBC

Connected to mains water, electricity, gas and drainage.



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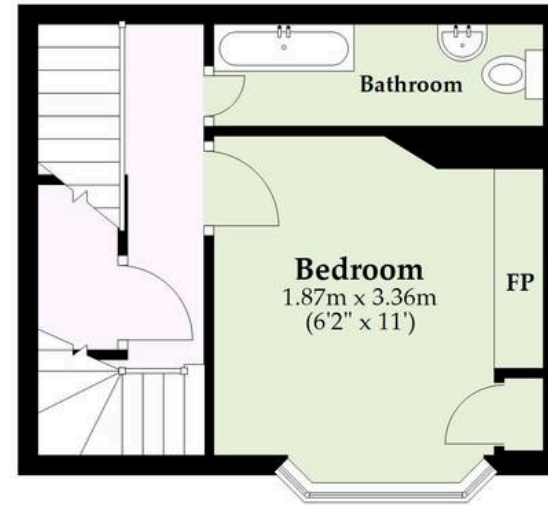
### Basement

Approx. 15.5 sq. metres (166.5 sq. feet)



### First Floor

Approx. 22.9 sq. metres (246.0 sq. feet)



### Ground Floor

Approx. 22.9 sq. metres (246.5 sq. feet)



### Second Floor

Approx. 19.3 sq. metres (208.0 sq. feet)



Total area: approx. 80.6 sq. metres (867.1 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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