



Flat 3, Ber House, 158 Ber Street  
Norwich



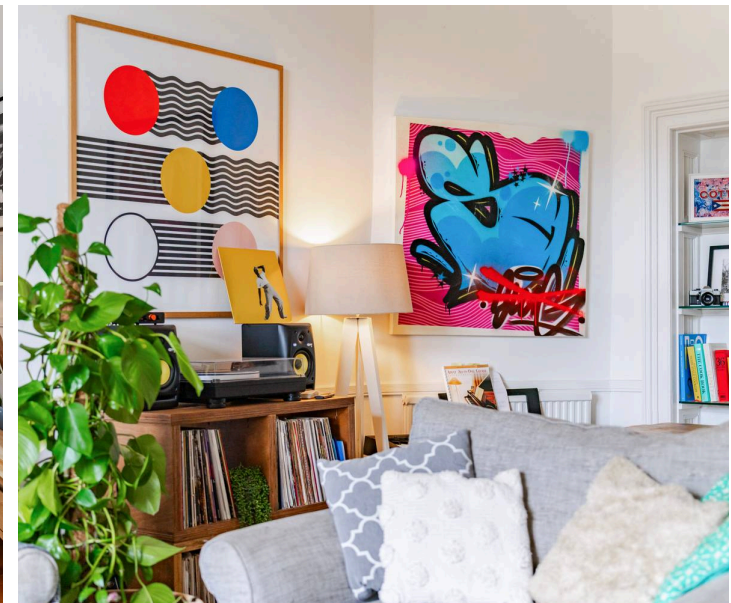
Minors & Brady

# Flat 3

## Ber House, Norwich

An eclectic duplex apartment full of character, creativity and effortless city style. Beautifully blending original period features with carefully curated modern interiors, this unique home offers tall ceilings, rich oak flooring and standout design touches throughout. The stunning sitting room forms the heart of the property, complete with French doors and an original marble fireplace housing a cosy log burner. A shaker-style kitchen with wooden worktops, patterned flooring and roof lights brings a stylish country-cottage feel with a contemporary edge. The versatile layout includes a ground floor bedroom and bathroom, while the upper floor is dedicated to a peaceful principal suite with en-suite. Located within easy reach of Norwich city centre, independent cafés, restaurants and excellent transport links, this is city living with genuine personality and soul.

- Unique duplex apartment full of charm, personality and stylish interiors
- Beautifully preserved period details combined with modern design touches
- Elegant lounge featuring French doors and a striking original marble fireplace
- Wood-burning stove creating a cosy and inviting living environment
- Impressive ceiling height enhanced by ornate cornicing and ceiling roses
- Warm oak flooring flowing through the principal living areas
- Thoughtfully designed shaker kitchen with timber worktops and contemporary fittings
- Roof-lit kitchen space with patterned flooring and classic ceramic sink
- Flexible accommodation arranged over two floors with private principal suite above
- Fantastic city setting close to independent cafés, restaurants, transport links and Norwich city centre





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### The Location

Positioned just to the south of Norwich city centre, this location is perfectly suited for those wanting the convenience of city living whilst still enjoying a strong sense of community and an excellent range of amenities on the doorstep. The city centre itself is within easy walking distance, allowing residents to enjoy everything Norwich has to offer without the need for a car, including an extensive selection of shops, cafés, restaurants, bars and cultural attractions surrounding the historic lanes and market place.

The area has grown increasingly popular in recent years thanks to its mix of independent businesses and vibrant atmosphere. A particular highlight is the well-regarded Ber Street Kitchen, a favourite local spot known for its excellent coffee, brunches and relaxed dining environment. There are also a variety of convenience stores, takeaways and everyday amenities all close by, making day-to-day living incredibly practical.

Norwich Bus Station is situated within comfortable walking distance, providing excellent transport links across the city and surrounding areas, while Norwich railway station is also easily accessible for direct services to London, Cambridge and beyond. The nearby inner ring road further offers straightforward routes out towards the A47 and surrounding Norfolk countryside.

With everything from the city centre and riverside leisure facilities to green spaces, transport links and independent eateries all within easy reach, this is a superbly connected location that makes getting around Norwich simple and convenient on foot.



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Ber House, Norwich

## Ber House, Norwich

Full of personality, warmth and effortless style, this beautifully presented home perfectly captures the best of modern city living whilst celebrating its wonderful original character. Behind the façade lies a space rich in period detail and thoughtfully curated interiors, where eclectic artwork, bold design touches and timeless features combine to create a home that feels both creative and incredibly welcoming.

The property immediately impresses with its tall ceilings, elegant corncicing, decorative ceiling roses and rich oak flooring, all of which enhance the sense of space and character throughout. Wooden double glazed windows preserve the charm of the home while offering modern comfort, and every room has been styled with a distinctive yet relaxed feel that gives the property genuine individuality.

The ground floor accommodation comprises the stunning sitting room, kitchen, second bedroom and a separate bathroom, creating a layout that feels both practical and versatile for modern living.

Undoubtedly the heart of the home is the sitting room, a beautifully proportioned space that feels both cosy and sophisticated. French doors allow natural light to flood through the room, while the original marble fireplace with inset log burner creates a striking focal point and an inviting atmosphere during the colder months. Combined with the tall ceilings, original detailing and carefully curated interiors, it is a room made for relaxing, entertaining and unwinding at the end of the day.



# Flat 3

## Ber House, Norwich

The kitchen perfectly complements the character of the property, designed in a shaker style with a modern country-cottage influence that simply works beautifully within the space. Neutral cabinetry is paired with warm wooden worktops, brushed fixtures and a ceramic-style sink, creating a timeless and calming aesthetic.

Patterned flooring adds personality and texture, while roof lights above bring additional brightness into the room, giving the kitchen a wonderfully airy and uplifting feel.

The upper floor is dedicated to the principal bedroom suite, creating a peaceful and private retreat complete with an en-suite bathroom. The bedrooms throughout the home continue the sense of scale and comfort, each enhanced by the property's impressive ceiling height and abundance of natural light.

The main bathroom adds another layer of thoughtful design, featuring bold dark blue tiling paired with a striking crittall-style shower screen, creating a contemporary contrast against the home's more traditional features.

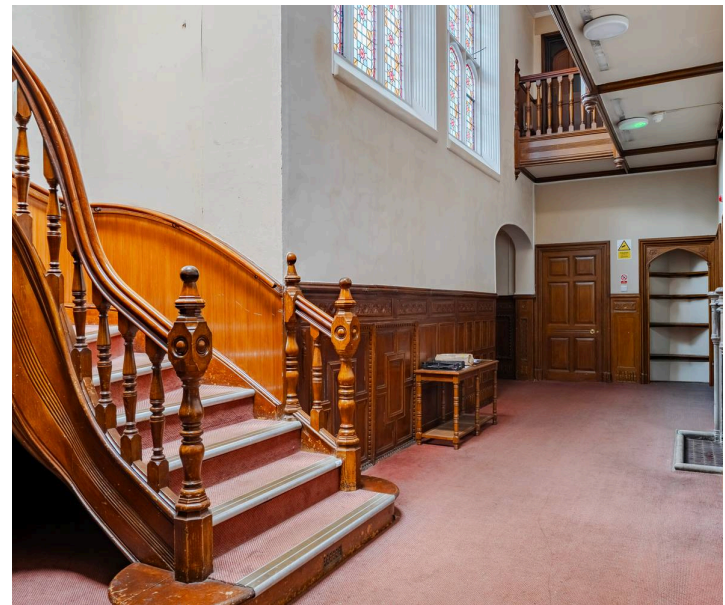
Altogether, this is far more than simply a city property, it is a home with real soul, offering stylish, characterful living within easy reach of Norwich city centre, independent cafés, restaurants and excellent transport links.

### Agents Note

This property will be sold leasehold, with 91 years remaining.

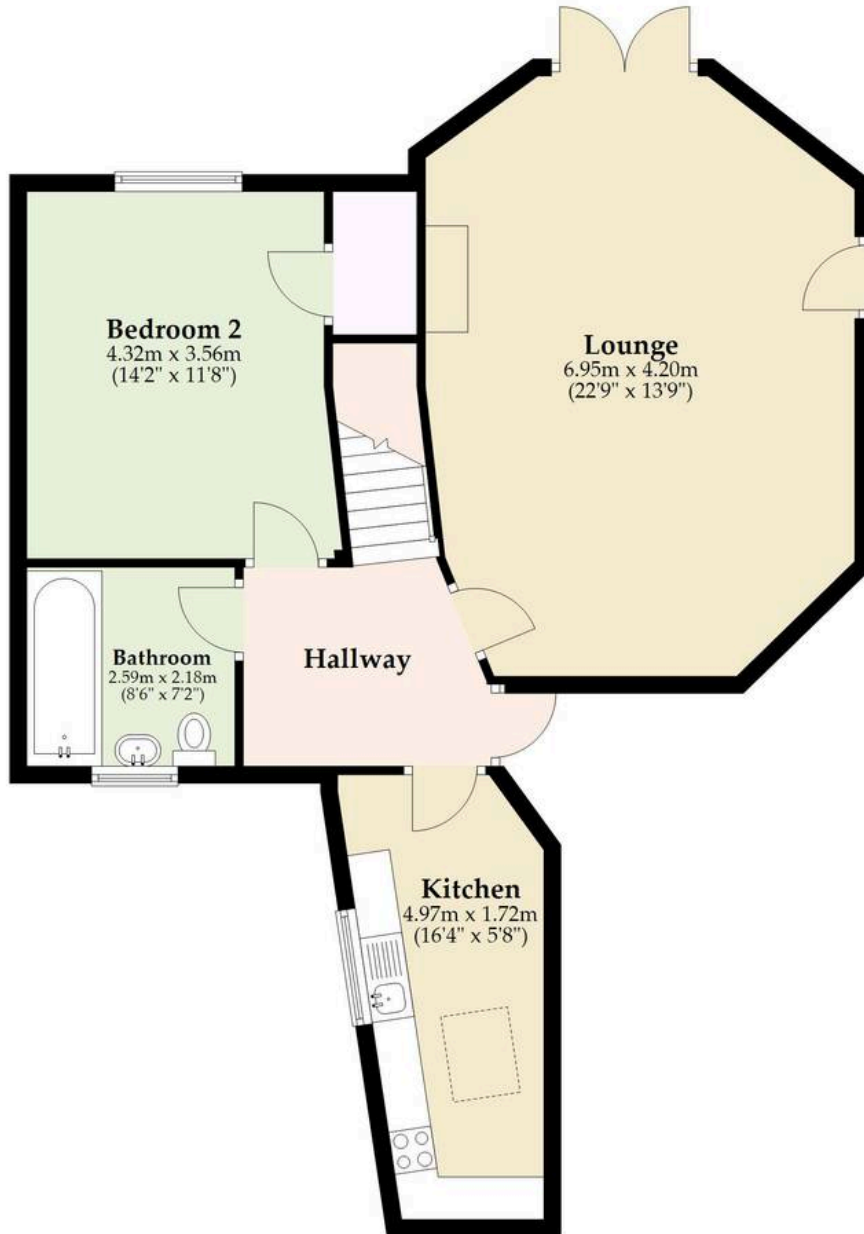
Ground rent and maintenance charges are combined within one annual bill. (£300)

Maintenance charges are reviewed annually and are not expected to increase.



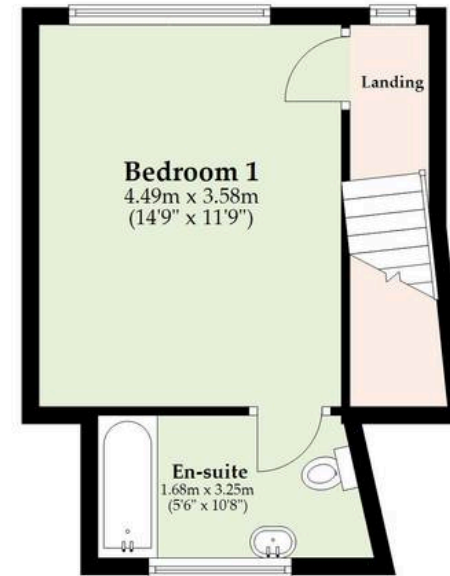
### Ground Floor

Approx. 76.0 sq. metres (817.7 sq. feet)



### First Floor

Approx. 26.4 sq. metres (283.9 sq. feet)



Total area: approx. 102.3 sq. metres (1101.7 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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 01603 365085

 107 Unthank Road, Norwich, NR2 2PE

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