



1 Stonemasons Court St. Augustines Street, Norwich

Minors & Brady

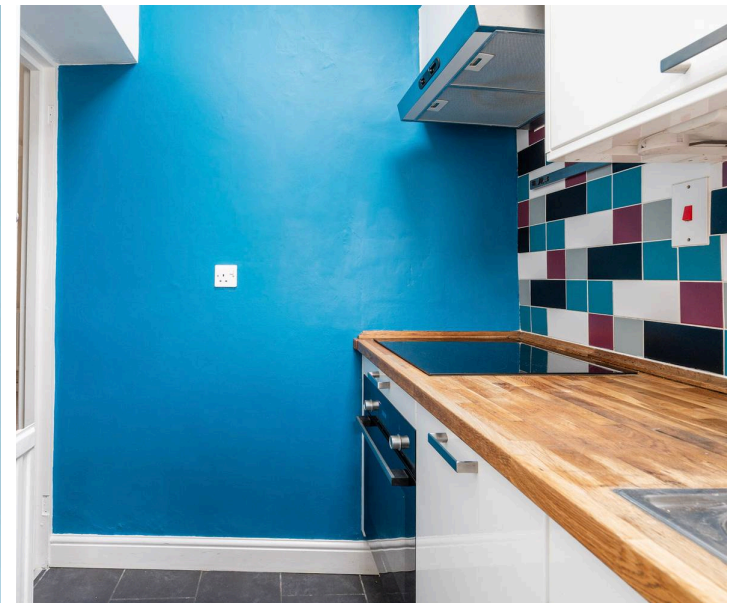
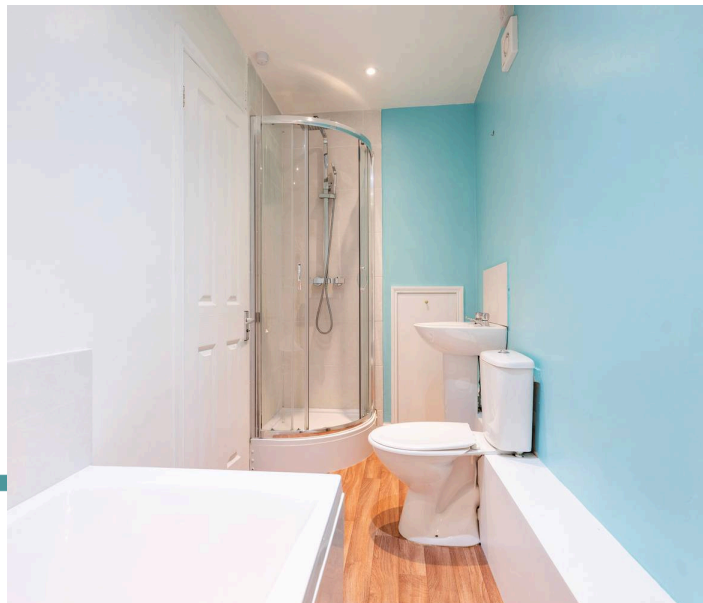


1 Stonemasons Court St. Augustines Street

Norwich

Character, charm and city living combine perfectly in this beautifully presented three-bedroom home just moments from Norwich city centre. Arranged across three floors, this attractive end-of-terrace property offers well-balanced accommodation with a spacious sitting/dining room, fitted kitchen and a modern four-piece bathroom. Period features, including sash windows and exposed pine flooring, add warmth and character throughout, while the layout provides flexibility for a variety of lifestyles. Tucked away in a private position within Stonemasons Court, the property enjoys a peaceful setting whilst remaining within walking distance of shops, restaurants and everyday amenities.

- Three-bedroom end-of-terrace character home
- Arranged across three well-planned floors
- Walking distance to Norwich city centre
- Spacious 16' sitting/dining room with sash window
- Fully fitted kitchen with solid oak worktops
- Velux roof window creating a bright kitchen space
- Contemporary four-piece family bathroom
- Period features including sash windows and pine flooring
- Flexible accommodation ideal for home working
- Tucked-away position within the sought-after NR3 area



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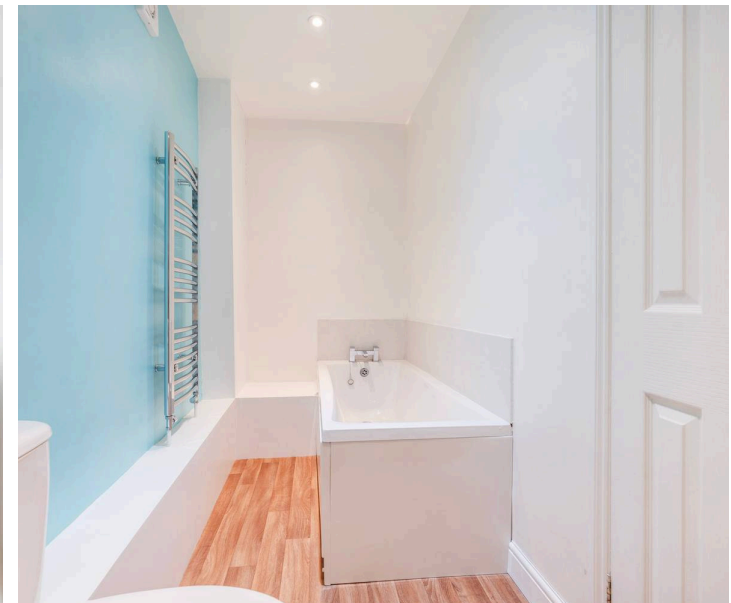
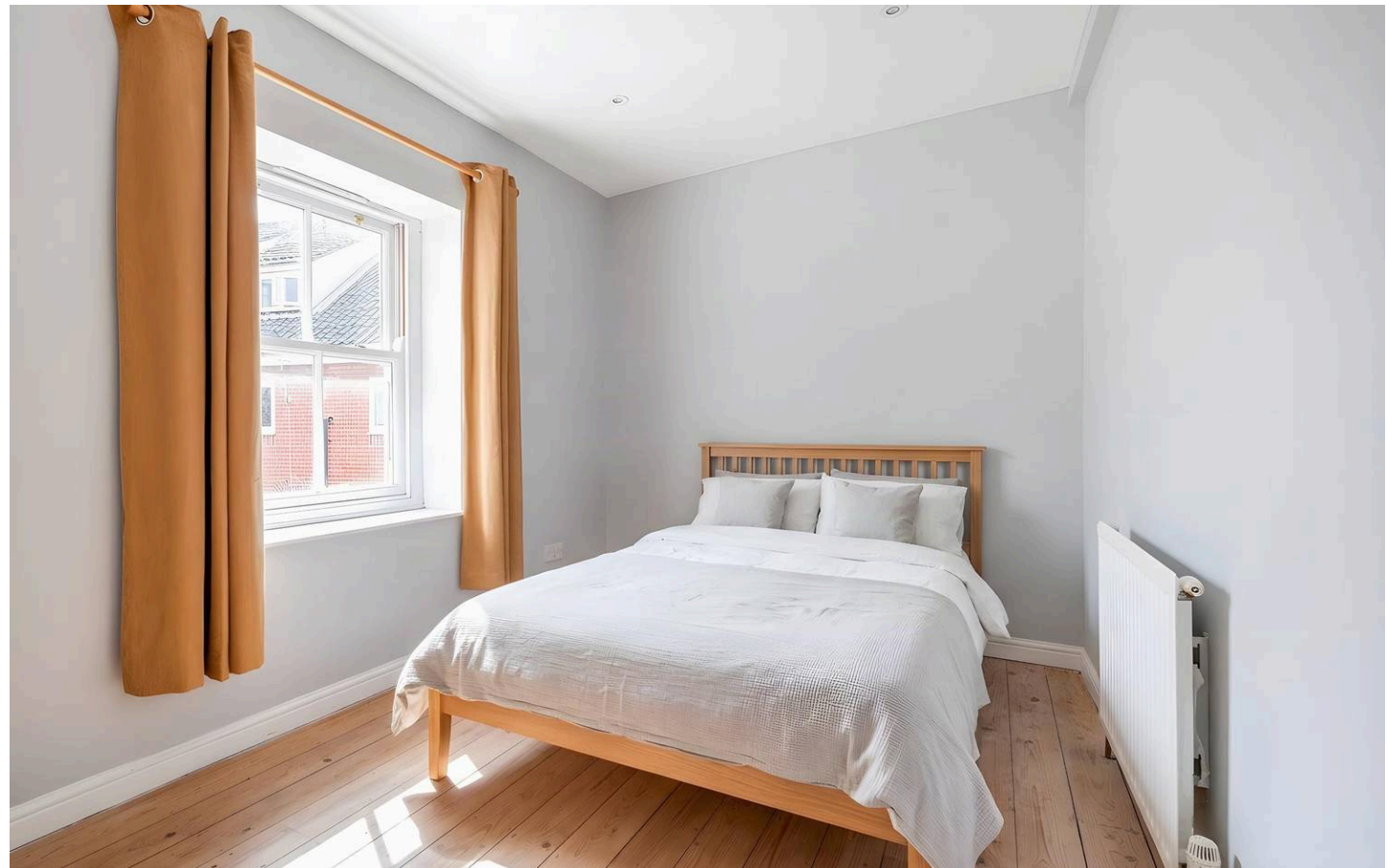
Norwich

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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Norwich

Stonemasons Court, Norwich

Tucked away in a convenient city location, this attractive end-of-terrace leasehold home offers character, practicality and surprisingly spacious accommodation arranged across three floors. Well presented throughout and ready to move straight into, the property combines period charm with modern finishes, making it an excellent choice for first-time buyers, professionals, or those seeking a low-maintenance home within easy reach of Norwich city centre.

The accommodation begins with a welcoming entrance hall, providing an immediate sense of separation from the main living space and access to the upper floors. Beyond, the generous sitting and dining room creates the heart of the home, offering ample space for both relaxing and entertaining. Natural light streams through traditional sash-style windows to the front aspect, while the room's proportions comfortably accommodate a variety of furniture layouts.

A useful understairs storage area provides additional practicality and helps maximise the available living space.

Positioned to the rear, the kitchen has been thoughtfully fitted with a range of storage units and solid oak work surfaces, complemented by tiled splashbacks. Integrated cooking appliances ensure a streamlined finish, while space remains available for additional appliances beneath the worktops. A side window together with a Velux roof window creates a bright and airy environment, enhancing the sense of space and making the kitchen an enjoyable area for everyday use.



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The first floor landing leads to a spacious double bedroom enjoying a front-facing aspect and benefiting from a useful built-in storage cupboard. Across the landing, the family bathroom has been finished in a contemporary style and features a four-piece suite, including a bath, separate shower enclosure, wash basin and WC. Generous proportions and practical storage make this a particularly impressive room for a property of this style and size.

Occupying the top floor are two further bedrooms, both enjoying the character created by the property's third-storey layout. The principal bedroom offers comfortable double accommodation with space for freestanding furniture, while the third bedroom provides flexibility as a guest room, dressing room, nursery or home office, depending on individual requirements. Together, the three bedrooms provide versatile living arrangements suited to a variety of buyers.

Agent's Note

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

We understand parking is available within the adjacent car park; however, we are unable to confirm whether an allocated parking space is included within the title, as no title plan or supporting documentation has been provided. Buyers should make their own enquiries through their legal representative.

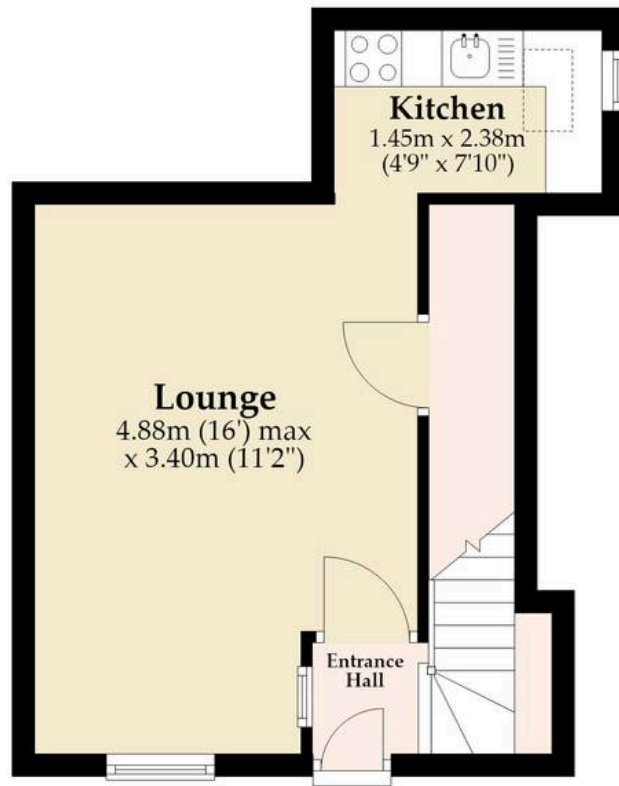
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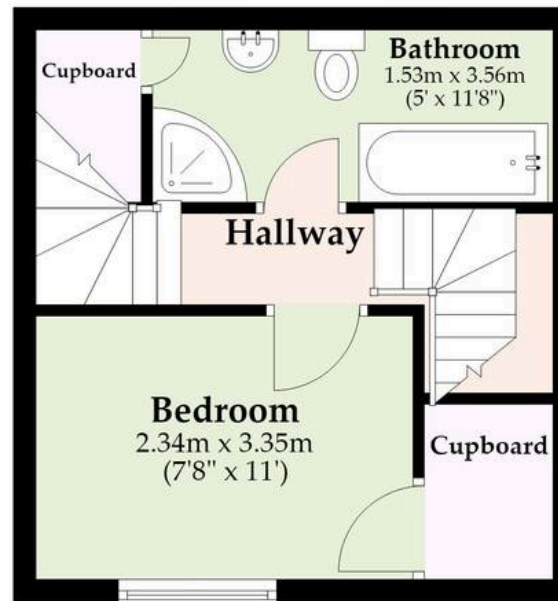
Ground Floor

Approx. 24.4 sq. metres (263.0 sq. feet)



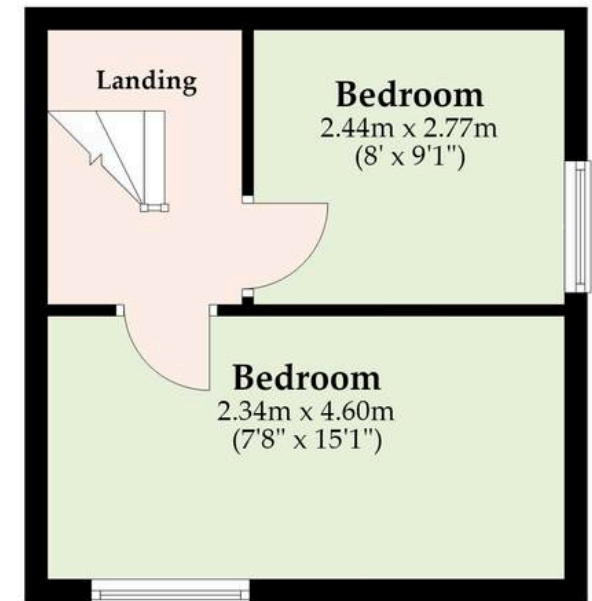
First Floor

Approx. 22.5 sq. metres (241.7 sq. feet)



Second Floor

Approx. 22.5 sq. metres (241.7 sq. feet)



Total area: approx. 69.3 sq. metres (746.4 sq. feet)

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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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