

83 Duke Street  
Norwich  
NR3 1DL



**ATTIK**  
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# 83 Duke Street

## Guide Price £210,000

### Grade II Listed Character in the Heart of Norwich

Occupying the first floor of an impressive historic timber-framed building, 83 Duke Street offers a wonderfully individual one-bedroom apartment in an exceptionally convenient position close to the heart of Norwich. With exposed beams, vaulted ceilings, wide timber floorboards and an abundance of period detail throughout, this is a home with genuine character, generous proportions and a setting that places the very best of the city within easy reach.

The apartment is approached via a shared entrance, with stairs rising to the first floor where the building's exposed timber frame immediately hints at what awaits inside. A useful storage cupboard sits just outside the apartment and provides excellent space for coats, boots and everyday essentials, while also housing the gas boiler and modern consumer unit.

Inside, a small entrance hall leads through to an outstanding living and dining room. The dramatic vaulted ceiling rises high into the roof space, with exposed rafters creating an impressive sense of scale, while wonderfully wide old oak floorboards and areas of exposed brickwork provide a strong connection to the building's history. There is ample room for substantial seating as well as a dining table, making this a particularly comfortable space for both relaxing and entertaining. Windows overlook the neighbouring churchyard and secondary glazing helps create a peaceful interior despite the central location.

The adjoining bedroom continues the same sense of volume, with another striking vaulted ceiling and a generous dual-aspect layout. There is easily space for a large bed alongside wardrobes and additional furniture, while a handsome cast-iron fireplace forms a particularly attractive focal point. Traditional mullioned windows look towards the church on one side and across a quieter courtyard on the other, where timber framing, brick and flint provide an appealing outlook.

The kitchen is bright and well proportioned, with windows overlooking the churchyard and plenty of worktop and cupboard space arranged around the room. There are designated spaces for a fridge freezer, cooker and washing machine, together with further scope to increase storage if required. Exposed floorboards continue the character found elsewhere in the apartment.

Completing the accommodation is a good-sized bathroom fitted with a white three-piece suite comprising bath with electric shower over, wash basin and WC

Outside, residents benefit from permit parking within the courtyard – an especially useful advantage for such a central city address – together with pedestrian access directly onto Duke Street.

The location is one of the apartment's greatest strengths. Duke Street sits immediately beside Norwich's historic city centre, placing the Norwich Lanes, St Andrew's, cafés, restaurants, independent shops, cultural venues and everyday amenities all within easy walking distance. Anglia Square lies close by, while the River Wensum and its riverside walks are also readily accessible.

For those travelling further afield, Norwich railway station is approximately a mile away and can be reached on foot or by a short journey across the city, providing regular rail services towards London Liverpool Street, Cambridge and the wider region. Norwich International Airport is also conveniently accessible, approximately four miles from the property, while the nearby inner ring road provides straightforward connections around and beyond the city.

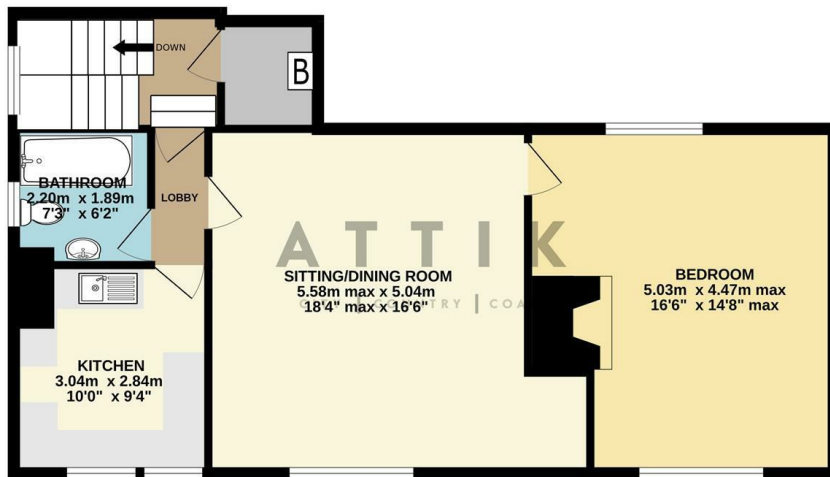
For a buyer looking for a distinctive one-bedroom home, city base or investment in central Norwich, 83 Duke Street combines remarkable period architecture, unexpectedly generous accommodation and an exceptionally convenient location.

**Agents notes...**

A pre-recorded walkaround tour is available for this property



FIRST FLOOR  
65.3 sq.m. (703 sq.ft.) approx.



TOTAL FLOOR AREA: 65.3 sq.m. (703 sq.ft.) 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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Local Authority  
Norwich

Council Tax Band  
B

Directions



Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

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