



91 King Street  
Norwich  
NRI IPH

Guide Price £550,000





- **City residence of historical interest**
- **Grade II\* Listed**
- **Detached studio building and workshop**
- **Vaulted undercroft**
- **Side carriage entry allowing off street parking**
- **Three double bedrooms, two reception rooms**
- **Beautifully presented throughout**
- **Contemporary kitchen and bathroom suites**
- **Courtyard established gardens**
- **Exposed character features throughout**
- **Prestigious city centre location**

#### **Location**

King Street is a vibrant and desirable residential street within the heart of Norwich City Centre. Norwich is a historic and popular university city offering a vibrant entertainment scene, with numerous independent shops, bars, theatres, museums and restaurants, as well as excellent shopping facilities. The city offers good transport links with a central railway and bus station and an international airport located just a few miles north of the city.





## The Property

A remarkable opportunity to purchase this fascinating home in the centre of Norwich. The property has undergone extensive improvements in the current ownership and presents beautifully, however potential still exists to utilise all the unexpected features this house has to offer. Notably the brick lined and vaulted undercroft, which appears to be of the greatest historic interest in placing a Grade II\* listing. This cellar presumed to date back to the 15C is one of only a few left of significant importance within the city walls. The accommodation has been sympathetically improved and upgraded to provide exceptional contemporary additions whilst staying in keeping with the building's charm and accentuating features such as exposed oak beams and dressed sash windows throughout. A front reception room with solid wood flooring, decorative cornicing, and an open fireplace, the second reception is a charming space with French doors to the courtyard, open staircase and wood burning stove. The recently installed kitchen features a modern suite, quarry tiles, ample storage, and a seating area. The first floor holds three double bedrooms an ensuite shower room to the master and family bathroom complete with claw foot bath.

## Outside

To the front of the property is a 'carriage entry' with potential for off road parking for a medium/small sized vehicle. This side entry leads to the courtyard gardens and could potentially hold two cars in tandem. The grounds are mainly laid to patio but for an established display border of shrubs, flowers, and fruit trees. To the

rear of the plot is a brick built detached building with a multitude of uses, currently utilised as a gym/studio and workshop. Outside W/C.

## Services

Mains water, electricity and drainage is connected. Gas fired boiler providing heating to radiators.

## Viewing

Strictly by appointment with TW Gaze.

## Freehold

**Council Tax Band – C**





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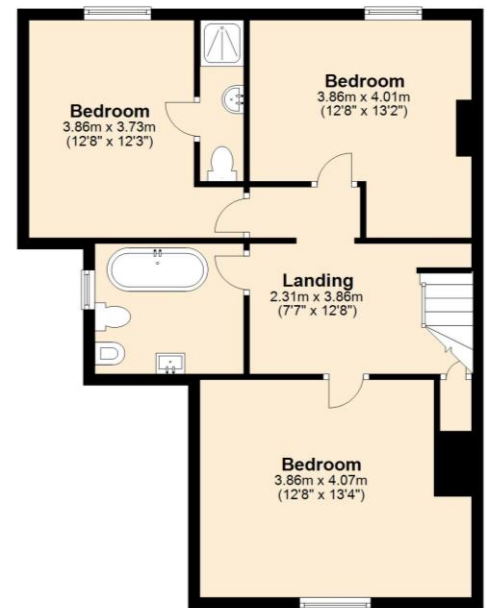
### Ground Floor

Approx. 116.0 sq. metres (1248.6 sq. feet)

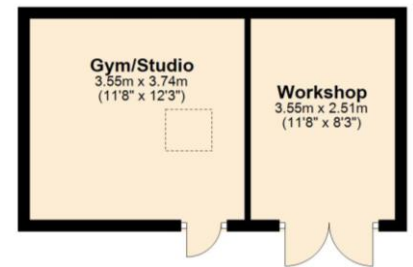


### First Floor

Approx. 64.8 sq. metres (697.8 sq. feet)



Total area: approx. 180.8 sq. metres (1946.4 sq. feet)



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