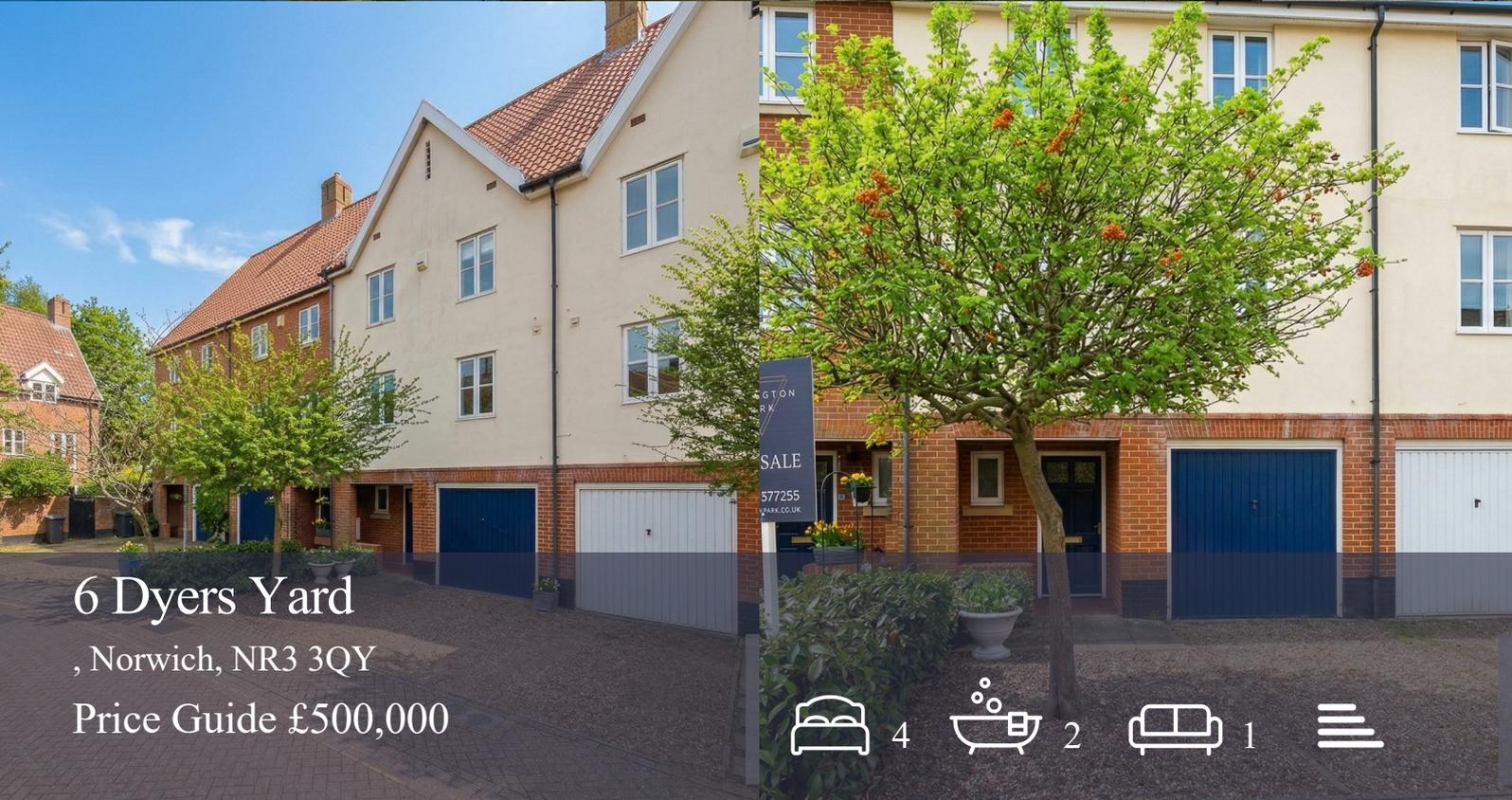


ARLINGTON
PARK



6 Dyers Yard

, Norwich, NR3 3QY

Price Guide £500,000



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NO ONWARD CHAIN This expansive five-bedroom, three-storey townhouse sits in a prime riverside location at Dyers Yard, with stunning views over the River Wensum and the historic Anchor Brewery. Offering over 1700 square feet of versatile accommodation, the property boasts an integral garage, a private courtyard garden, and a superb first-floor balcony. While well cared for, the home could now benefit from cosmetic improvement and updating, presenting a rare opportunity to personalise a substantial riverside residence right in the heart of Norwich.

- NO ONWARD CHAIN
- Five versatile bedrooms across two upper floors
- First-floor balcony offering direct river views
- Private block-paved courtyard garden
- Integral garage and off-road driveway parking
- Substantial three-storey riverside townhouse in NR3
- Principal bedroom featuring an en-suite and fitted wardrobes
- Total floor area of approximately 1730 square feet



DETAILED DESCRIPTION

Positioned beautifully on the banks of the River Wensum in Dyers Yard, this impressive townhouse offers highly versatile and generous accommodation spanning approximately 1730 sq.ft. (160.7 sq.m.). The ground floor welcomes you with an entrance hall featuring chequered flooring and a convenient stairlift currently fitted to the staircase. From the hallway, you have access to a practical downstairs W/C, the integral garage, and the spacious 17'3" x 16'5" kitchen and dining room. The kitchen is fitted with ample cabinetry, a built-in double oven, and a gas hob, providing a fantastic space for family meals with direct French door access out to the rear garden. A separate utility room adjoins the kitchen, offering further garden access and dedicated laundry space.

Moving to the first floor, the expansive 17'3" x 17'3" sitting room serves as the true heart of the home. This bright, neutrally decorated room features elegant wooden flooring, a decorative feature fireplace, and double doors that open out onto a fantastic metal-railed balcony overlooking the water. This level also houses two well-proportioned bedrooms and a family bathroom fitted with a shower over the bath and classic blue-and-white tiling.

The second floor hosts the remaining three bedrooms, including the impressive principal suite. The main bedroom measures 14'8" x 13'0" and benefits from large mirrored built-in wardrobes and an en-suite shower room. All bedrooms are comfortably carpeted and finished in a neutral palette. While the property has been well maintained throughout, it offers an exciting blank canvas for new owners who may wish to carry out some cosmetic updating to suit modern tastes.

Externally, the property features a private, low-maintenance courtyard garden at the rear, laid entirely to block paving and enclosed by brick walling and mature trellising. To the front, a driveway provides valuable off-road parking and leads directly to the integral garage. The home is warmed by gas central heating with wall-mounted radiators visible throughout.

COMPLIANCE AND KEY INFORMATION

EPC rating: TBC

Council tax band: F

Name of the local authority: Norwich City Council

Broadband and internet availability: Superfast and Ultrafast broadband are available in this postcode area, with maximum download speeds of up to 1000 Mbps (1 Gbps) depending on the provider.

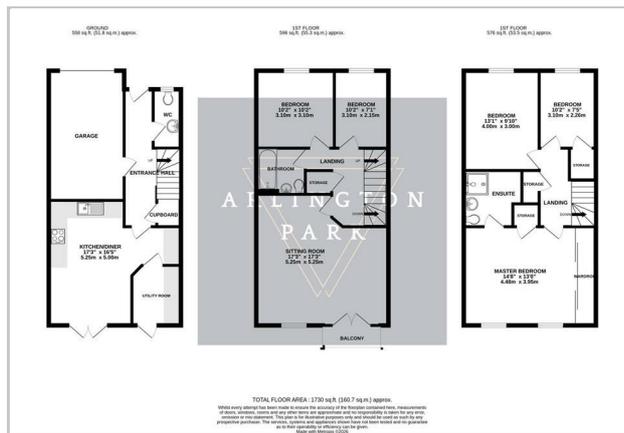
LOCAL AREA AND FACILITIES

Situated in the highly sought-after Dyers Yard, this property is perfectly positioned for those wanting to enjoy the vibrancy of Norwich city centre while retaining a peaceful, scenic outlook. The immediate area offers picturesque walks along the River Wensum right on your doorstep.

The historic heart of Norwich is just a short stroll away, providing an exceptional array of independent shops, high-street retailers, cafes, and award-winning restaurants. For transport links, Norwich railway station is easily accessible (approximately 1.3 miles away), offering direct commuter services to London Liverpool Street and Cambridge. The area is also well-served by comprehensive local bus routes.

Families will appreciate the proximity to several well-regarded local schools within the city. For leisure and recreation, nearby parks provide lovely green open spaces, while the city's rich cultural offerings - including the Theatre Royal, Norwich Castle, and various cinemas - are all within easy reach.

NOTICE



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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