



# Grade II Listed Townhouse in city centre location

**4 St Giles Terrace, Bethel Street, Norwich, NR2 1NS**

Freehold

savills



Entrance Hall • Sitting Room • Library/Bedroom four •  
 Kitchen • Breakfast Room • Shower Room • Cloakroom •  
 Principal Bedroom • Two further bedrooms • Family  
 Bathroom  
 Outside: Front garden and rear courtyard

### The Property

4 St Giles Terrace is a stunning example of a Grade II Listed Georgian townhouse right in the heart of the city centre. Offering an excellent urban lifestyle despite being securely tucked away in a row of just five properties this is a must see home.

The current owner has recently renovated the property to a sympathetic detail to create the perfect blend of modern style but whilst retaining and enhancing the character features throughout. This is particularly evident in the kitchen and dining room with a bespoke fitted kitchen and inset Smeg appliances.

To the ground floor there is an elegant sitting room complete with attractive fireplace and accessed off the hall entrance. A further reception room also offers scope to be used as a fourth bedroom if desired or as a library/home office.

To the front of the house is a charming garden which provides enough room to sit out and entertain and to the rear a small courtyard off the kitchen adds another excellent outside space which is seldom found in this location.

Residents permit parking is available for the area.

### Location

Located between St Giles and Bethel Street in a historic and vibrant part of the city. The property is conveniently located close to the city centre which provides excellent retail, gastronomic and cultural offerings with

vibrant and award-winning covered market, a plethora of cafes and restaurants to suit all tastes, theatres, galleries and a growing art sector.

The city has a deep history, with a timeline of architecture, and is carefully managed to strike the right balance of independent and nationwide retail offerings. The city has renowned schooling in both the private and public sectors, together with the University of East Anglia. Norwich has established transport links, with a mainline rail service to London Liverpool Street with a fastest journey time of 90 minutes and an International airport to the north of the city.

### Services

Mains water, gas fired central heating, electricity and mains drainage

### Local Authority

Norwich City District Council  
 Council Tax Band E

### Agents Note

We wish to inform prospective buyers of this property that the seller is an employee of Savills.

### Fixtures & Fittings

All fixtures and fittings including fitted carpets and curtains are specifically excluded from the sale, but may be available in addition, subject to separate negotiation.

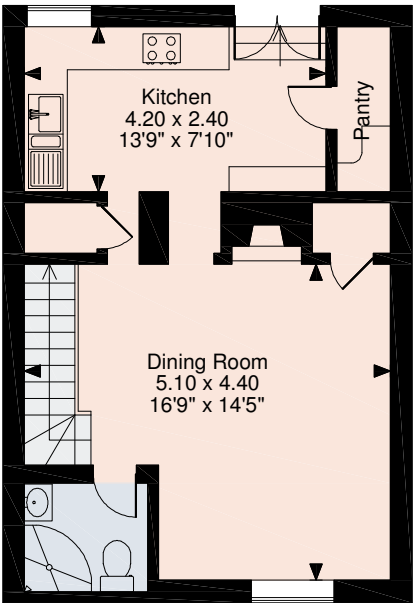
### Viewings

Strictly by appointment with Savills. If there is any point which is of particular importance to you, we invite you to discuss this with us, especially before you travel to view the property.

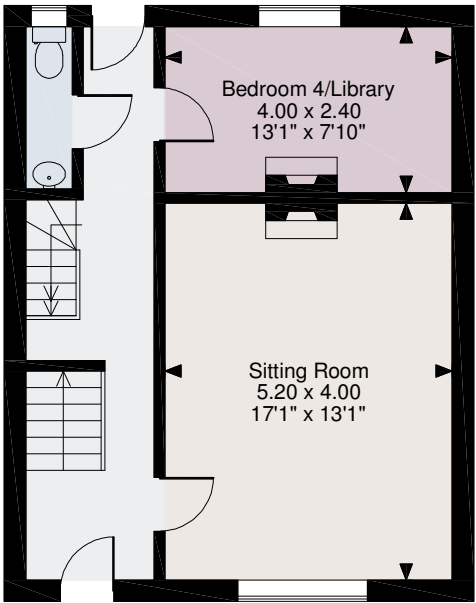




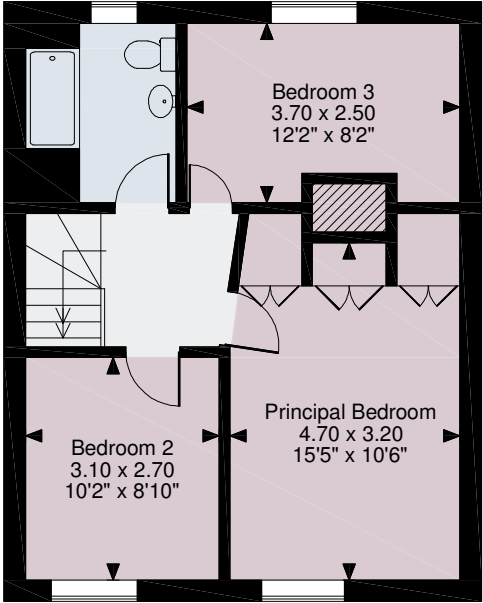




Basement



Ground Floor



First Floor

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