



Pelham Road
Norwich, NR3 3NG
Guide Price £325,000 - £350,000

claxtonbird
residential

Pelham Road, Norwich, NR3 3NG

*** Launch Event Saturday 8th November - Strictly By Appointment Only *** Guide Price £325,000 - £350,000 *** Nestled on Pelham Road, this charming over the passage terrace house has undergone extensive renovation, including a new staircase, landscaped garden, general re-decoration, new electrics, new plumbing, new double glazed windows and a newly fitted gas central heating boiler. Upon entering, you are greeted by a cosy bay-fronted sitting room, complete with a newly installed wood burner. The open-plan kitchen/dining room is positioned at the heart of the home, fully equipped with Bosch built-in appliances, making it an ideal entertaining space. Completing the ground floor accommodation is the cloakroom/utility, enhancing the practicality of this home. The first floor comprises three generously sized double bedrooms, all accessible from the landing, further complemented by a newly fitted bathroom suite. Positioned within the popular NR3 postcode, the property is ideally located within easy access to a host of local amenities, making it the perfect choice for those seeking a vibrant residential community.

Entrance Porch

Upvc double glazed entrance door, upvc double glazed window to the front aspect, and tiled floor.

Sitting Room 11'6" max to recess x 13'8" max into bay (3.53 max to recess x 4.19 max into bay)

Door with original fanlight above, upvc double glazed sash look bay window to front aspect with bespoke fitted shutters, recently installed wood burner on slate hearth, ceiling rose, stripped wooden floor, and two column radiators.

Open Plan Kitchen / Dining Room 23'7" x 11'7" max into recess (7.20 x 3.54 max into recess)

Dining Area 14'9" max into stair recess x 11'7" max to chimney (4.52 max into stair recess x 3.55 max to chimney r)

Space for dining table, stairs to first floor, built-in storage cupboard, ceiling rose, stripped wooden floor, and column radiator. Opening to:

Kitchen 8'10" x 11'0" (2.70 x 3.36)

Newly fitted kitchen comprising wall and base units with stone effect work surface and upstands over, one and a half bowl sink drainer with mixer tap, built in Bosch appliances including dishwasher, conventional oven and microwave oven, built in induction hob, built in fridge freezer, central island, spotlights, USB socket ports, glass splashback, limestone tiled floor, column radiator, skylight window, upvc double glazed window to side aspect and upvc double glazed door leading out to the garden.

Cloakroom / Utility

Low level WC, Victorian style pedestal wash hand basin, tall units, base units with stone effect work surfaces and upstands over, plumbing for washing machine, spotlights and upvc double glazed window to side aspect.

First Floor Landing

Storage cupboard housing the gas central heating boiler, loft access, spotlights, radiator, and doors to all first-floor rooms.

Bedroom 11'9" max into recess x 11'9" (3.59 max into recess x 3.60)

Upvc double glazed sash look window to front aspect, overstairs storage cupboard, and radiator.

Bedroom 11'10" max x 11'10" (3.61 max x 3.62)

Upvc double glazed sash look window to rear aspect and radiator.

Bedroom 10'2" x 8'0" (3.10 x 2.44)

Upvc double glazed sash look window to side aspect and radiator.

Bathroom 8'2" x 5'6" (2.49 x 1.69)

Newly fitted three-piece suite comprising panel bath with rainfall shower over, Victorian style wash hand basin with mixer tap, low level WC, part tiled walls, tiled effect floor, shaver point, extractor fan, spotlights, chrome towel rail radiator and upvc double glazed sash look window to front aspect.

Front Garden

Walled garden laid to shingle with Harlequin tiled pathway leading to the entrance door.

Rear Garden

Larger than average south-facing bisected garden laid to patio offering an outdoor seating area extending to lawn with inset shrubs. The garden is fully enclosed by fencing, with gated access to the bisection, and boasts large trees at the rear giving a good degree of privacy.

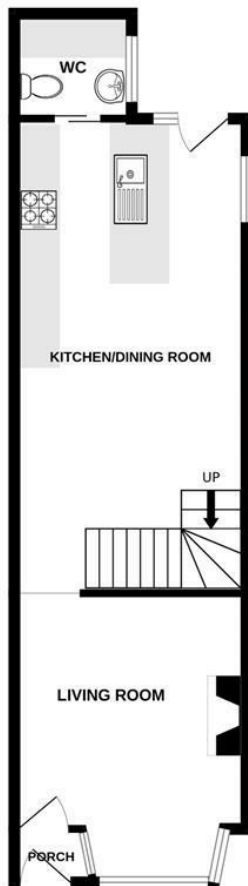
Agents Notes

Council Tax Band B

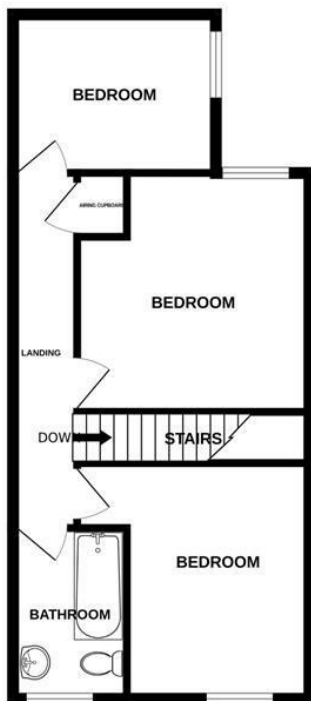
The property has been renovated throughout, including replastered walls and ceilings, new skirting and architraves, general re-decoration, new flooring, newly installed gas central heating system and plumbing, new electrics, newly fitted kitchen and bathroom, newly installed oak veneer doors with ironmongery, and new double glazed windows.



GROUND FLOOR



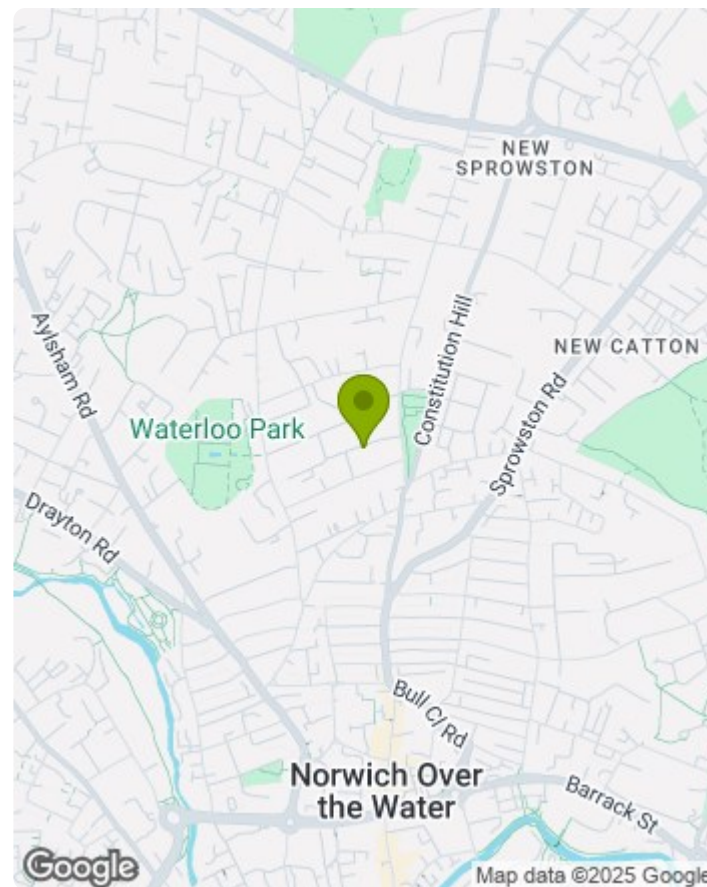
1ST FLOOR



41 PELHAM ROAD, NORWICH

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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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	EU Directive 2002/91/EC

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	EU Directive 2002/91/EC

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