



**Pembroke Road**  
**Norwich, NR2 3HD**  
**Guide Price £475,000**

**claxtonbird**  
residential

# Pembroke Road, Norwich, NR2 3HD

Nestled on the charming Pembroke Road in Norwich, this handsome bay-fronted Victorian terrace house offers a delightful blend of character and modern living. Spanning three storeys, the property is presented in good condition throughout, making it an ideal family home. Upon entering, you are greeted by two spacious reception rooms that exude warmth and charm, boasting original fireplaces, decorative mouldings, and elegant stripped wooden floors. At the heart of the home is the wonderfully bright open plan kitchen/dining room. This inviting space seamlessly connects to the rear garden through elegant French doors, enhancing the sense of space and light. The first floor accommodates three well-proportioned bedrooms and a family bathroom off the landing. On the second floor, you will find a delightful master bedroom complete with an en-suite shower room. Situated on a highly regarded street within the vibrant Golden Triangle community, this home is perfectly positioned to enjoy the best of Norwich, including local amenities, parks, and excellent schools nearby.

## Entrance Hall

Entrance door, stairs to first floor, understairs storage cupboard and radiator.

pedestal hand wash basin WC, radiator and double glazed window to front aspect.

## Cloakroom

Wall-mounted hand wash basin and WC.

## Sitting Room 12'5" x 13' + bay (3.78m x 3.96m + bay)

Double glazed sash bay window to front aspect, feature cast iron wood burner, ceiling rose, cornice, picture rail and stripped wooden floors.

## Family Room 12'2" x 11' (3.71m x 3.35m)

Cast iron fireplace with decorative tiled inserts and hearth, picture rail, cornice, stripped wooden floors and radiator.

## Kitchen/Dining Room 15'9" max x 19'1" max (4.80m max x 5.82m max)

L-shaped room comprising a range of fitted matching base and eye level units with work surfaces over, inset one and half bowl stainless steel sink unit, freestanding electric cooker, utility cupboard with plumbing for washing machine and space for tumble dryer, tiled floor, and window and French doors opening out into the rear garden.

## First Floor Landing

Stairs to second floor.

## Second Floor Landing

### Master Bedroom 14'2" x 12'6" max (4.32m x 3.81m max)

Double glazed window to the rear aspect, mirrored sliding door to walk-in wardrobe, access to eaves storage and radiator. Door to:

### En Suite

Suite comprising tiled shower cubicle, pedestal hand wash basin, WC, heated towel rail and Velux window.

### Front Garden

Traditional terrace style garden with gated pathway leading to the entrance door.

### Rear Garden

Fully enclosed garden laid predominantly to lawn with plant and shrub borders.

### Agents Note

Council Tax Band D



## Bedroom 13'6" x 11'3" (4.11m x 3.43m)

Double glazed sash window to front aspect, decorative cast iron fireplace and radiator.

## Bedroom 12'2" x 11' (3.71m x 3.35m)

Double glazed sash window to rear aspect, decorative cast iron fireplace and radiator.

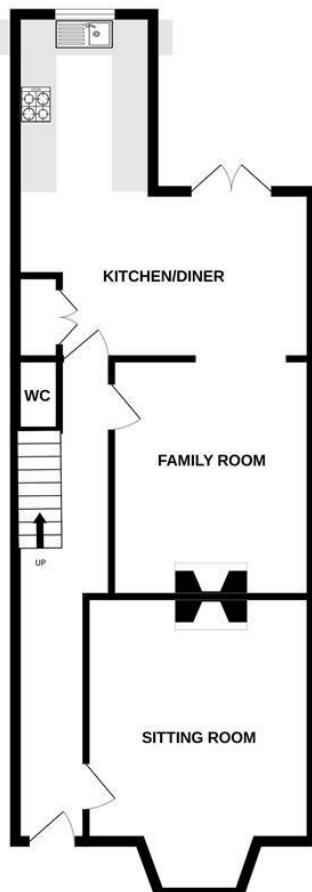
## Bedroom 12'5" x 10' (3.78m x 3.05m)

Double glazed window to rear aspect and radiator.

## Bathroom

Modern white suite comprising bath with electric shower over,

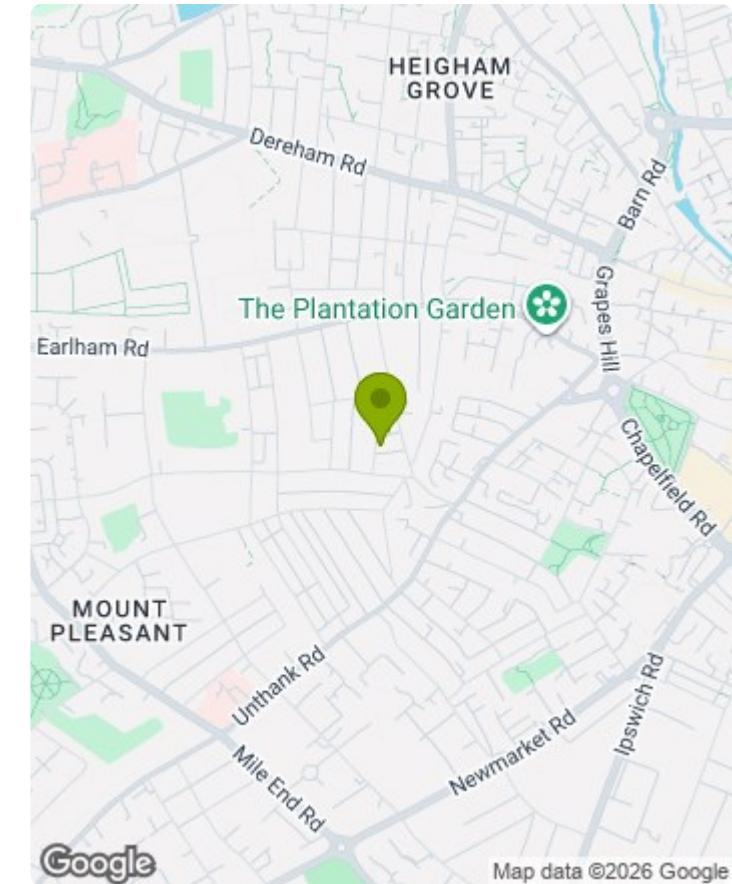
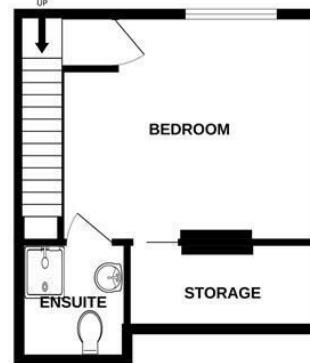
GROUND FLOOR



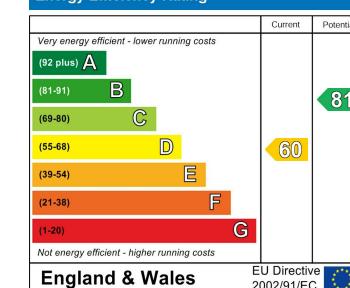
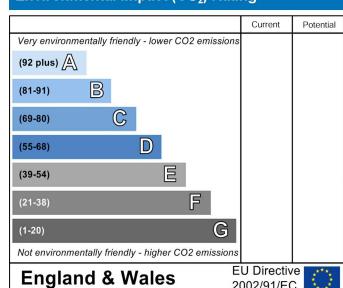
1ST FLOOR



2ND FLOOR



## Energy Efficiency Rating

Environmental Impact (CO<sub>2</sub>) Rating

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2. General: While we endeavour to make our sales particulars fair, accurate and reliable, they are only a general guide to the property and, accordingly, if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the position for you, especially if you are contemplating travelling some distance to view the property.

3. Measurements: These approximate room sizes are only intended as general guidance. You must verify the dimensions carefully before ordering carpets or any built-in furniture.

4. Services: Please note we have not tested the services or any of the equipment or appliances in this property, accordingly we strongly advise prospective buyers to commission their own survey or service reports before finalising their offer to purchase.

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