

Norwich Office - Sales, Lettings and Auctions

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- Magnificent 4 bedroom period home
- Private entrance hall
- First floor with stunning kitchen breakfast room, bay sitting room, cloakroom, and bedroom four/study
- Second floor accommodation with three bedrooms and a well-appointed bathroom
- Gas central heating
- Period features, including stained glass
- Driveway with parking for two cars
- Prime corner location on Newmarket Road
- Accommodation extending to just under 1,500 square ft



Set along a highly sought-after, tree-lined avenue, this wonderful period home offers extensive and beautifully arranged accommodation spanning just under 1,500 sq ft across three floors. Converted from an original dwelling on Newmarket Road, the property effortlessly blends character and quality, showcasing a wealth of original features including elegant fireplaces, picture rails, and charming sash and stained-glass windows.

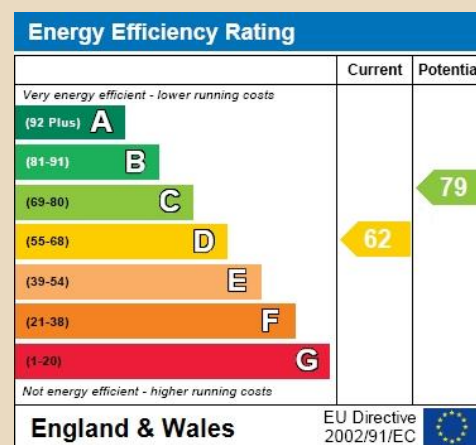


The property is entered via a private entrance hall, where a staircase rises to the first floor. Here, the home truly comes into its own, featuring a magnificent kitchen/breakfast room ideal for both everyday living and entertaining, alongside a superb sitting room with a large bay window that frames stunning views. This level also benefits from a versatile fourth bedroom or study, as well as a convenient cloakroom.

The second floor provides further generous accommodation, with a bright landing leading to three well-proportioned bedrooms, all served by a stylish Jack and Jill bathroom.

Externally, the property continues to impress. To the rear, a driveway accessed via Camberley Road offers off-road parking for two vehicles, while to the front there is an attractive garden area enhancing the home's kerb appeal.

Combining period charm with spacious, flexible living in a prime location, this is a rare opportunity not to be missed. Early viewing is highly recommended.



Lettings & Property Management

Are you looking at this property as a buy to let investment?

If you would like any help regarding the letting and management of this or any other property, our lettings department are always happy to help.

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Please note that we have not tested any apparatus, equipment, fixtures, fittings or services, and so cannot verify they are in working order and are fit for purpose. Furthermore our measurements are for an indication only and should not be taken as fact. Solicitors should confirm moveable items described in the sales particulars are, in fact, included in the sale, since circumstances do change during marketing or negotiations.

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Location

Situated on the corner of Newmarket Road and Camberley Road, south of the city centre, Norwich is one of England's most characterful and vibrant places to live, renowned for its rich heritage, beautiful architecture, and thriving cultural scene. Once the second-largest city in England, Norwich proudly retains its reputation as the UK's most complete medieval city, with atmospheric streets and historic landmarks around every corner.

Areas such as Elm Hill and Princes Street perfectly showcase the city's wonderful Tudor architecture, while the magnificent Norwich Cathedral stands as one of its most recognisable and awe-inspiring landmarks. Winding through the heart of the city is the picturesque River Wensum, adding to Norwich's distinctive charm.

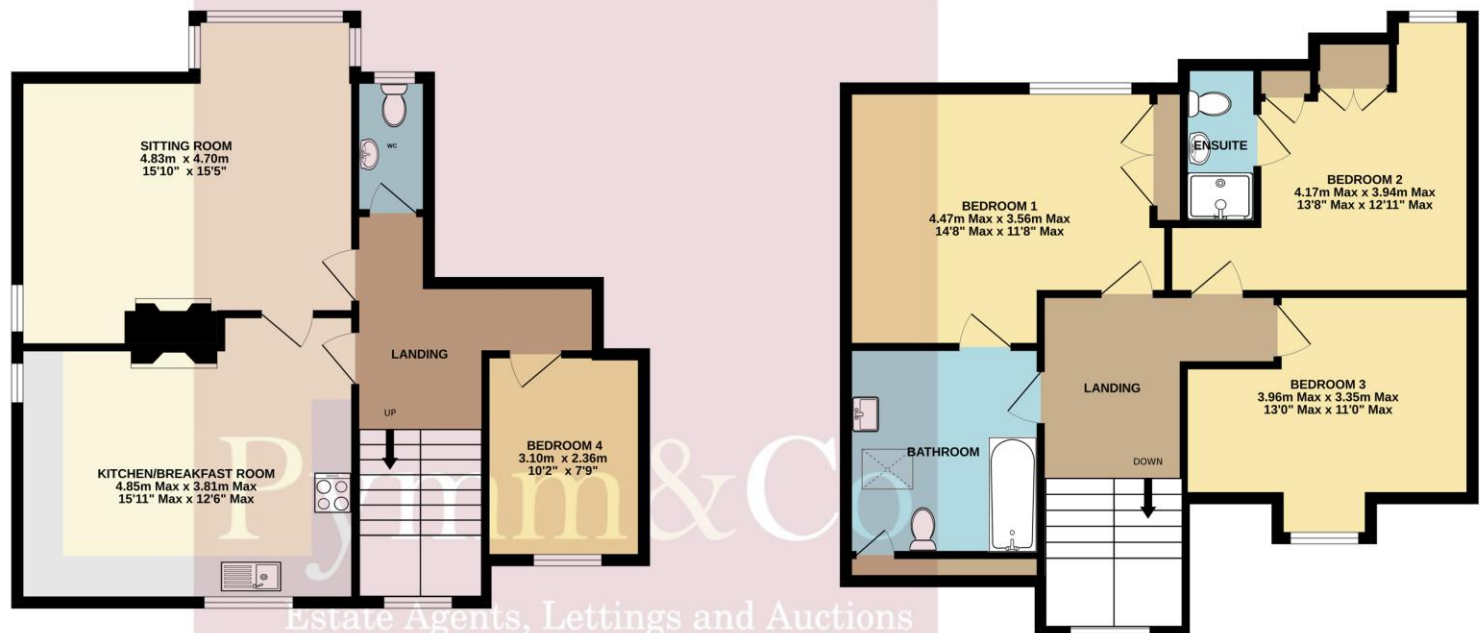
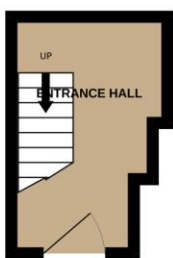
Today, Norwich combines its historic character with a lively modern atmosphere. Its medieval lanes and independent quarters are home to a thriving collection of boutique shops and businesses, while the city boasts a flourishing culinary scene with an excellent selection of restaurants, bars, and cafés. Norwich is also well known for its arts, culture, and live music, with theatres, galleries, and performance spaces creating a vibrant year-round calendar of events. In recognition of its unique appeal, Norwich was named one of the best places to live in the UK in 2021.

Around 20 miles from the beautiful East Coast, Norwich is ideally placed for exploring Norfolk's renowned coastline and countryside. To the west of the city lies the highly regarded University of East Anglia, within whose grounds you will find the internationally acclaimed Sainsbury Centre for Visual Arts. Close by is the Norfolk and Norwich University Hospital, a major regional healthcare facility.

GROUND FLOOR
7.4 sq.m. (80 sq.ft.) approx.

1ST FLOOR
61.5 sq.m. (662 sq.ft.) approx.

2ND FLOOR
67.8 sq.m. (729 sq.ft.) approx.



TOTAL FLOOR AREA : 136.7 sq.m. (1472 sq.ft.) approx.

This floor plan is for illustrative purposes only and is not drawn to scale. Measurements, floor areas, openings and orientations are approximate. They should not be relied upon for any purpose and do not form any part of an agreement. No liability is taken for any error or mis-statement. All parties must rely on their own inspections.

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