

abbotFox
Bespoke.



Pelham Road, Norwich, NR3
Guide Price £450,000

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abbotFox Bespoke is a private office within abbotFox specialising in the sale and letting of some of the region's most exclusive and prestigious properties.

Samuel Le Good | **Head of Bespoke**







THE DETAIL _____

abbotFox Bespoke presents this exceptional four bedroom Victorian townhouse, which perfectly combines period elegance with modern living. A true gem, this home will appeal to those seeking a spacious home with character, all within walking distance of local amenities and the vibrant heart of Norwich city centre.

Having undergone a program of refurbishment by the current owner this home offers a bright modern feel, yet retains elegant period features throughout, including high ceilings, sash windows, original doors and fireplaces.

Internally, the accommodation comprises; entrance hall, lounge, kitchen diner family room, shower room and utility room to the ground floor. The first floor offers three bedrooms accessed off landing with an en-suite bathroom to the guest bedroom. The top floor provides an additional bedroom, or work from home space, which offers excellent views over the City skyline. Externally, the property offers an enclosed, private, low maintenance garden.

Pelham Road is ideally situated within the heart of the sought after NR3 area, which provides easy access to all of Norwich's amenities. The city centre is just a short stroll away, offering a vast array of shops, cafes, and restaurants. The property is also within walking distance of the beautiful Mousehold Heath and a host of independent businesses, including popular spots like The Fat Cat Brewery Tap, The Stanley, and Kofra. With excellent transport links and local schools nearby, this home offers the perfect blend of city living and a peaceful retreat.

Guide Price £450,000 - £475,000







THE HIGHLIGHTS _____

- Semi detached Terraced House
- Four Bedrooms
- Generous living Accommodation
- Sought After Location
- Easy Access to Local Amenities
- Enclosed Gardens
- Period Features Throughout
- Internal Viewing Advised

Approx Gross Internal Area
135 sq m / 1453 sq ft



Ground Floor
Approx 65 sq m / 703 sq ft

First Floor
Approx 48 sq m / 520 sq ft

Second Floor
Approx 21 sq m / 230 sq ft

Denotes head height below 1.5m

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

Let's talk

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EPC RATING -

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