



Pelham Road, Norwich - NR3 3NG

**STARKINGS  
&  
WATSON**

HYBRID ESTATE AGENTS



## Pelham Road

Norwich

IMMACULATELY PRESENTED and located in the ever popular NR3 location, this TERRACED HOME offers a perfect blend of period charm and modern convenience. Ideally situated within WALKING DISTANCE TO LOCAL AMENITIES, the CITY CENTRE, and excellent TRANSPORT LINKS, this property is a wonderful choice for professionals, couples, or small families seeking comfort and accessibility. Step through the inviting entrance and discover the stunning 25' OPEN PLAN SITTING & DINING ROOM, the heart of the home, complete with a WOOD BURNER for cosy evenings and flexible living arrangements ideal for entertaining or relaxing. The fully fitted KITCHEN boasts INTEGRATED APPLIANCES and EXTENSIVE STORAGE space, flowing to a practical GROUND FLOOR W.C./UTILITY ROOM. The ground floor further benefits from a sizeable REAR PORCH perfect for storing coats and shoes. Upstairs, TWO DOUBLE BEDROOMS provide peaceful retreats, complemented by a spacious three piece FAMILY BATHROOM including a shower over the bath. Outside, the rear bisected GARDEN has been landscaped to offer a LOW MAINTENANCE.

Council Tax band: B

Tenure: Freehold

- Immaculately Presented Terraced Home
- Ever Popular NR3 Location
- Within Walking Distance To Local Amenities, The City Centre & Transport Links
- 25' Open Plan Sitting & Dining Room With A Wood Burner
- Fully Fitted Kitchen With Integrated Appliances
- Convenient Rear Porch & Ground Floor W.C/ Utility Room
- Two Double Bedrooms & A Spacious Family Bathroom
- Low Maintenance Bisected Garden

A short drive to the City Centre, this location is popular for those working in the centre. With bus routes nearby, a wealth of local amenities can be found on the door step including local schooling, shops, pubs and doctors surgery. Of course the City itself offers a vast array of shops and services, with rail links from the Train Station.



## SETTING THE SCENE

Set back from the road, the property features an enclosed frontage framed by a low level brick wall. A wrought iron gate opens into a low maintenance shingle garden, with a pathway leading directly to the main entrance at the front of the home.

## THE GRAND TOUR

Stepping inside, you are welcomed directly into the heart of the home, a substantial 25' open plan sitting and dining room. The sitting area offers versatility for a range of soft furnishing layouts centred around a charming feature fireplace with a wood burner set on a tiled hearth, while hard flooring runs underfoot and continues seamlessly into the dining space. This area provides ample room for formal dining with stairs rising to the first floor and doors leading to a large porch, perfect for storing coats and shoes with direct access to the garden and the fully fitted kitchen. The kitchen is equipped with an extensive range of wall and base units, an integrated oven and four ring electric hob and freestanding space for a fridge/ freezer, all complemented tiled splashbacks for ease of maintenance. Adjacent to the kitchen is a conveniently positioned two piece guest W.C that also serves as a utility space with plumbing for a washing machine and tumble dryer.

Ascending to the carpeted first floor landing, doors open to two well proportioned double bedrooms. The second bedroom benefits from integrated wardrobe space and overhead loft access, while the spacious main bedroom features its own three piece family bathroom, complete with a shower over the bath, tiled splashbacks and practical vanity storage below the sink.

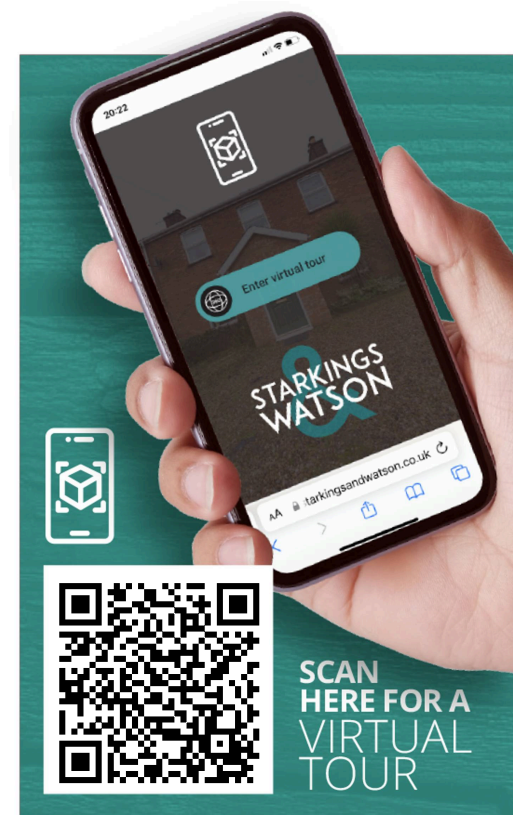
## FIND US

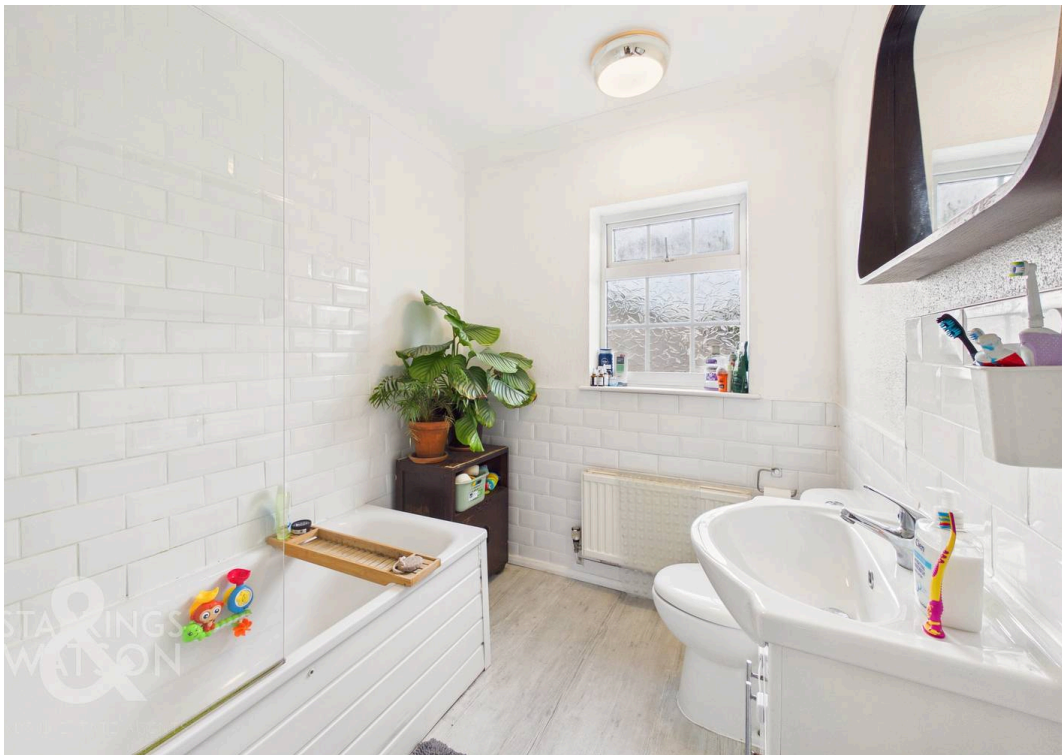
Postcode : NR3 3NG

What3Words : ///steers.dices.remove

## VIRTUAL TOUR

View our virtual tour for a full 360 degree of the interior of the property.



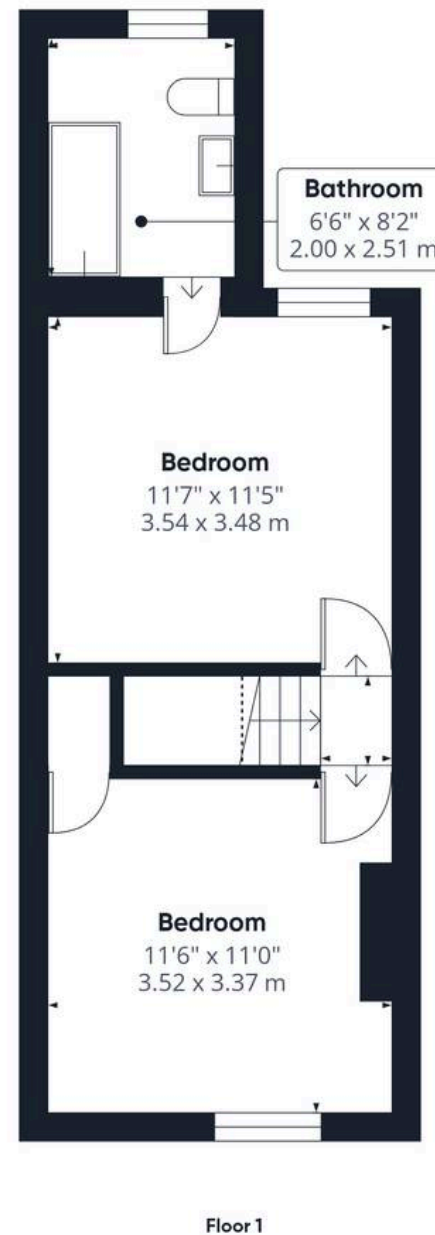
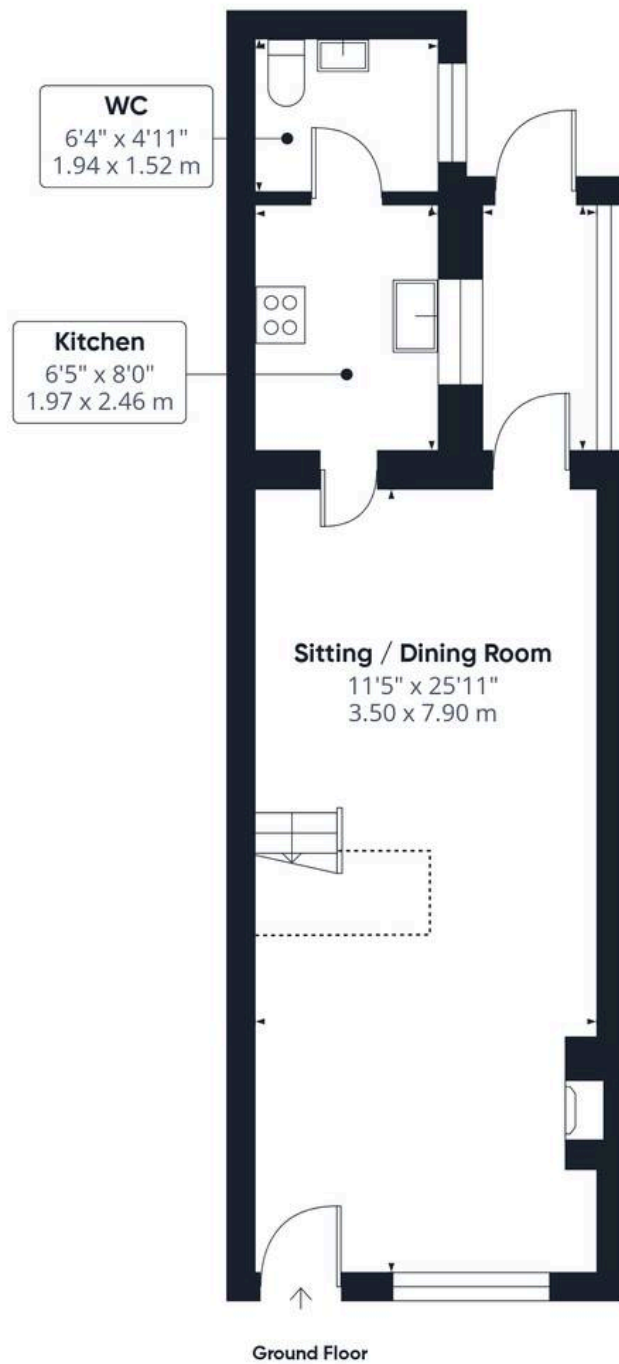




## THE GREAT OUTDOORS

Outside, the rear garden is enclosed by a combination of timber panel fencing and brick walling and is bisected by access for one neighbouring property. Designed with low maintenance in mind, the space features an area of synthetic lawn that leads to the foot of the garden, where a raised flagstone patio offers the perfect spot for outdoor furniture and soaking up the summer sun.





**Approximate total area<sup>(1)</sup>**

744 ft<sup>2</sup>

69.1 m<sup>2</sup>

**Reduced headroom**

19 ft<sup>2</sup>

1.8 m<sup>2</sup>

(1) Excluding balconies and terraces

Reduced headroom

----- Below 5 ft/1.5 m

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

**GIRAFFE 360**





## Starkings & Watson Hybrid Estate Agents

Roxburgh House, Rosebery Business Park Mentmore Way - NR14 7XP

01603 336116 • centralisedhub@starkingsandwatson.co.uk • starkingsandwatson.co.uk/

Disclaimer: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.