



## 44 Patteson Road, Norwich

£250,000 Freehold

This stylish two-bedroom terrace on Patteson Road offers spacious, well-thought-out interiors and a rare ground floor WC, setting it apart from the usual terrace layout. With two large double bedrooms and a private ensuite to the rear, the home blends comfort with practicality. The low-maintenance garden is filled with established shrubs that burst with colour in the summer months, offering a relaxing outdoor space ideal for lounging or entertaining. Positioned in sought-after NR3, it's just a short walk to local pubs and cafés, including The Rosebery, The Artichoke, and The Stanley. Move-in ready and well-connected to the city centre, this home ticks every box for modern urban living.



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**The Location**

Patteson Road is located in the North City area of Norwich, within the thriving NR3 district. This well-established residential spot offers a calm, community feel while keeping everything you need close to hand—local shops, reputable schools, nursery options, and leafy parks are all just moments away. NR3 has



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The area is well connected with frequent bus routes running to Norwich city centre, Cromer, Sheringham, and the Norfolk and Norwich Hospital, making commuting or weekend escapes refreshingly straightforward. A short stroll from home brings you to some of NR3's most loved pubs and cafés, giving this neighbourhood a distinct sense of community and character. Quick access to surrounding green spaces also brings a balance of convenience and nature. A consistently popular choice with a wide range of buyers, this area delivers on location, lifestyle, and a well-rounded local offering.

### Patteson Road

Positioned in ever-popular NR3, this beautifully presented two-bedroom terrace offers style, space, and smart functionality in equal measure. Step through the front door into a welcoming sitting room—perfect for cosy evenings or casual hosting.

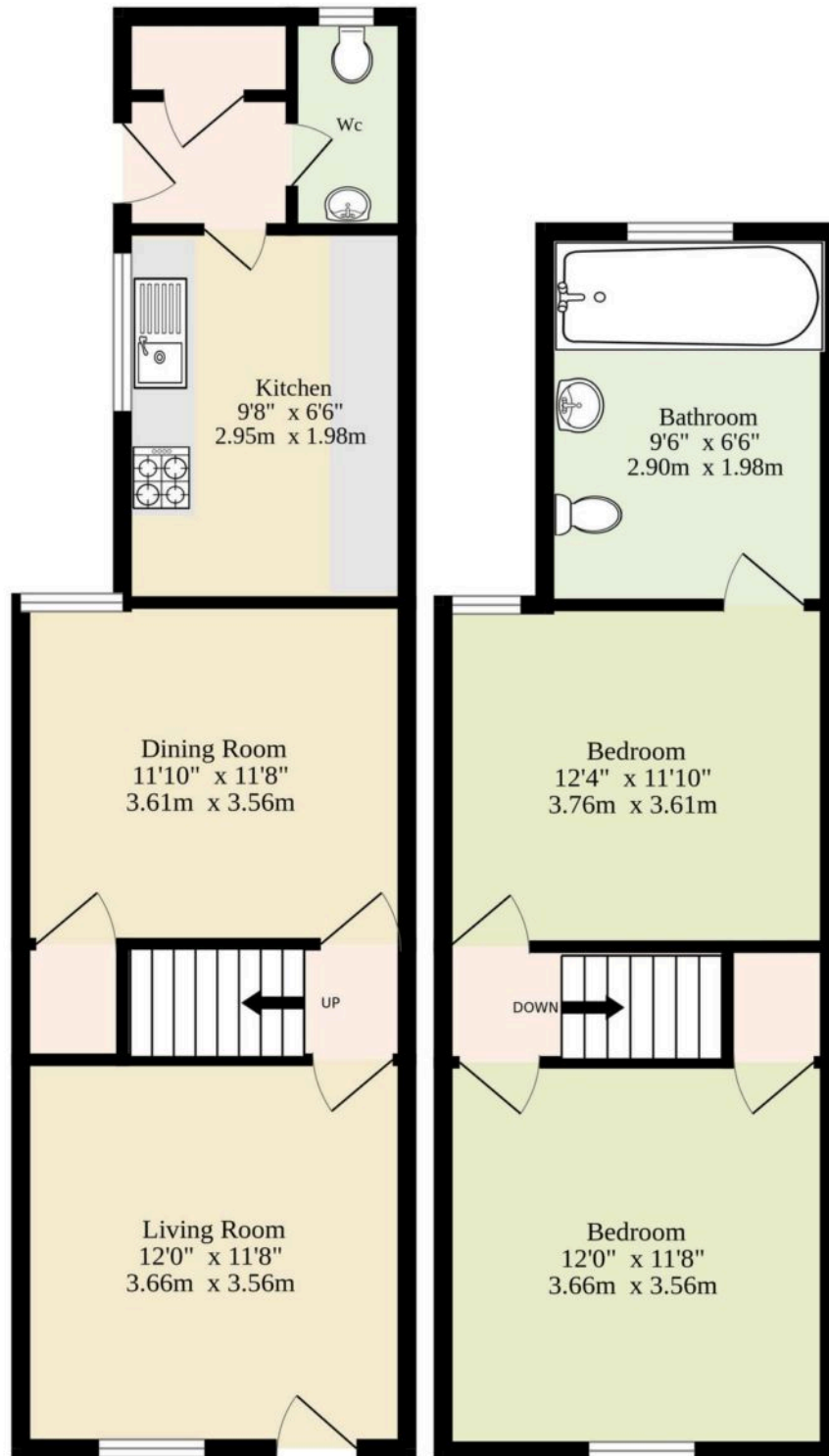
Flowing through to a separate dining room, the layout feels effortlessly connected while maintaining its distinct zones. The galley-style kitchen is sleek and well-planned, offering ample storage and worktop space, ideal for anyone who enjoys cooking without compromising on footprint.

Just beyond the kitchen is a handy utility area that houses the boiler, tumble dryer, and storage for coats and shoes—bringing extra organisation to daily routines. At the rear of the ground floor, a separate lobby leads to a downstairs WC—



Ground Floor  
367 sq.ft. (34.1 sq.m.) approx.

1st Floor  
350 sq.ft. (32.5 sq.m.) approx.



TOTAL FLOOR AREA : 717 sq.ft. (66.6 sq.m.) approx.

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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