



## 82 Patteson Road, Norwich

£240,000 Freehold

Offering a refined take on city living, this home blends classic design with modern ease in one of Norwich's most in-demand neighbourhoods. The front courtyard and porch entry set a stylish, private tone before you even step inside. Interiors are light-filled, tastefully detailed, and designed for everyday comfort — from the elegant living room to the bold, welcoming dining space. With added versatility from the conservatory-style lean-to and a sleek galley kitchen, the layout supports both quiet moments and sociable gatherings. Outside, the low-maintenance garden extends your lifestyle seamlessly into the open air. All within reach of NR3's cafés, parks, schools and connections — this is city living made simple, smart, and effortlessly appealing.



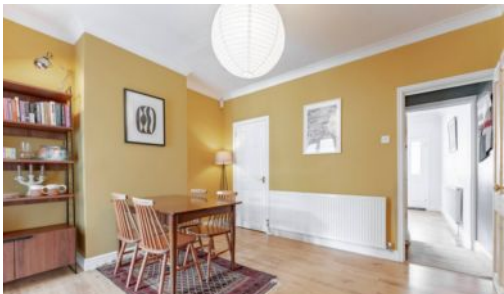
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**The Location**

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.

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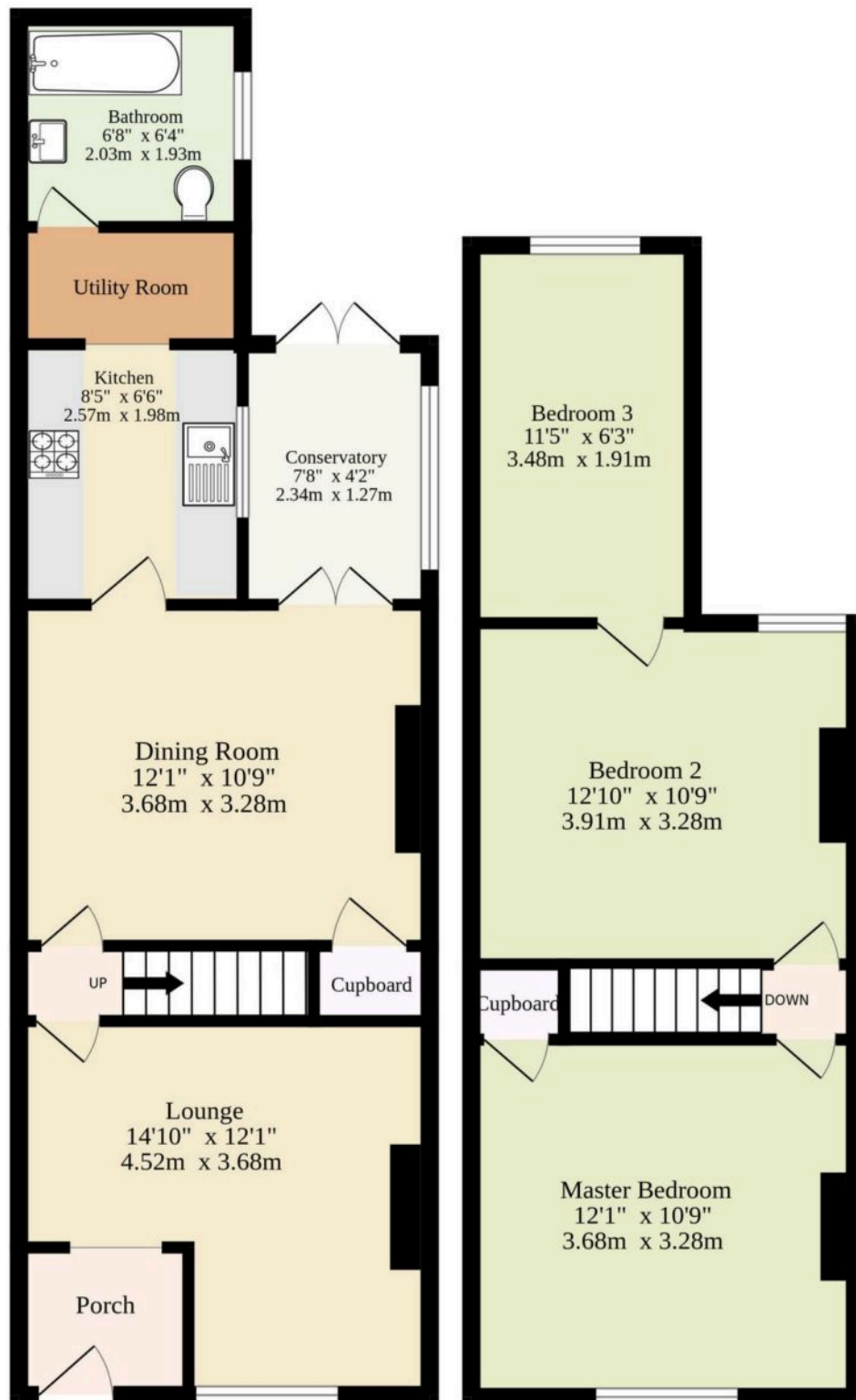
On the ever-popular Patteson Road, this terraced home stands out for all the right reasons. Beyond the iron gate, a rare and enviable brick-paved courtyard welcomes you — a proper entrance that sets this property apart from the usual terrace design. Instead of stepping straight into the lounge, you arrive via a porch, adding privacy, security, and a sense of formality that elevates the everyday experience.

Inside, the living room showcases clean hard flooring underfoot and a generous bay-fronted area that lets natural light pour in. Recessed nooks have been thoughtfully fitted with shelving, perfect for displaying your favourite reads or



Ground Floor  
486 sq.ft. (45.2 sq.m.) approx.

1st Floor  
343 sq.ft. (31.9 sq.m.) approx.



TOTAL FLOOR AREA : 829 sq.ft. (77.0 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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