



94 Nelson Street, Norwich

£240,000 Freehold

Guide Price £240,000 - £250,000. Placed in the vibrant Golden Triangle, this three-bedroom mid-terrace home offers the best of Norwich city living. Just a short walk from the city centre, you'll be surrounded by local shops, independent cafés and cultural venues like the Theatre Royal and Norwich Lanes. Weekend relaxation is easy with nearby green spaces and local gems like The Georgian Townhouse for after-work drinks. Inside, the home blends classic features with modern updates, from a spacious lounge with an original working fireplace to a functional kitchen. Upstairs, two generously sized bedrooms provide a restful setting, while the third, accessed from bedroom one, is perfect for a home office. The converted loft room offers additional versatile space, and the non-bisected rear garden provides privacy, bordered by mature plants and shrubs.

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The Location

Perfectly positioned on the edge of Norwich's sought-after Golden Triangle, Nelson Street, NR2, delivers a vibrant city lifestyle with everyday ease. Just a short walk from the city centre, you're surrounded by an exciting mix of shops, cafés and cultural hotspots. Grab a bite or drink at Harry's Soul Station, Lupa Pizzeria, and the nationally renowned 'Fat Cat' and 'Mad Cat' — all within 2 minutes walk! Slightly further afield, browse the Lanes, or catch a show at the Theatre Royal — everything is right on your doorstep.

A small Tesco is within easy reach for daily essentials, while excellent transport links, including buses to Cambridge and London, keep you well connected. Quick access onto Dereham Road makes commuting or reaching the outskirts refreshingly simple. For cyclists, the traffic free Marriots Way is two minutes away, connecting the city centre to Reepham and Aylsham through beautiful countryside, traffic free.

You'll also find local gems like, Plantation Gardens and The Georgian Townhouse just a stroll away — ideal for relaxing weekends or after-work meetups. Nelson Street offers a lifestyle that's social, convenient and effortlessly connected to the best of Norwich.

Nelson Street has a real 'village community' feel, with a great Whats app group and an annual street party for those who like to get involved.

Nelson Street, Norwich, NR2

Welcome to this beautifully presented, three-bedroom mid-terrace home, perfectly situated to the west of Norwich.



TERACE, PECKHOLD

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

1st Floor
318 sq.ft. (29.5 sq.m.) approx.

2nd Floor
135 sq.ft. (12.5 sq.m.) approx.



TOTAL FLOOR AREA : 820 sq.ft. (76.2 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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