



## 29 Patteson Road, Norwich

Offers Over £325,000 Freehold

This beautifully renovated 3-bedroom period terrace offers the perfect blend of character and contemporary living in a sought-after location just north of Norwich city centre. Finished to a high standard throughout, the property has undergone an impressive programme of improvements over the past few years, including a full rewire, new boiler, and updated double glazing. Outside, the re-landscaped garden provides a peaceful, low-maintenance space to enjoy, while on-street permit parking adds further practicality. A wonderful opportunity to secure a turnkey home in a convenient and well-connected setting.

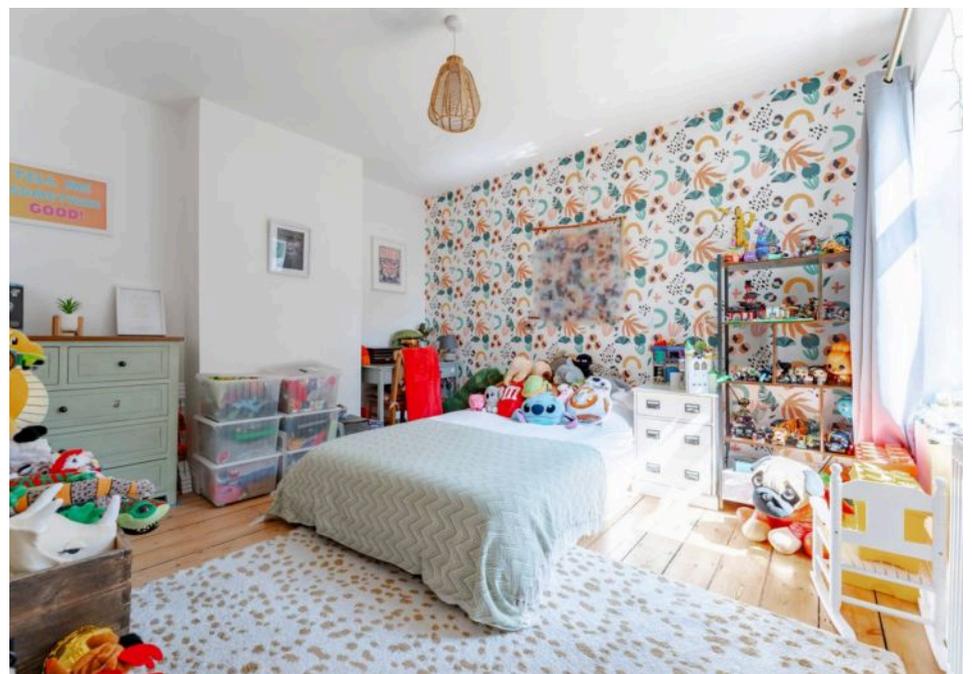
## Location

Situated just north of Norwich city centre, Patteson Road enjoys a convenient location within easy reach of local amenities, schools, and transport links. The area is well-served by frequent bus routes and lies within walking distance of bustling Magdalen Street and Anglia Square, offering a variety of shops, cafés, and supermarkets. Wensum Park and Waterloo Park are both nearby, providing attractive green spaces for leisure and recreation. This established residential setting is ideal for those seeking easy access to the city while benefiting from a quieter, community-oriented neighbourhood.



## Patteson Road

As you step inside this overarch property, you are greeted by a spacious and beautifully presented hall entrance. The property comprises two reception rooms, including a bright sitting room with a feature fireplace, perfect for cosy evenings in.



The separate dining room offers ample space for entertaining and benefits from under-stairs storage, ideal for keeping your living space clutter-free.

The heart of this home is the fantastic fitted kitchen, boasting oak work surfaces and modern appliances, including an integrated dishwasher and fridge/freezer. A ground floor utility and shower room add convenience to daily living.

On the first floor, you will find three double bedrooms, each offering comfortable and inviting spaces. The family bathroom, along with the ground floor shower room, ensures that there is no shortage of facilities in this property.

This property exudes character and charm, with stripped wood flooring throughout creating a warm and welcoming atmosphere. Additionally, the house has been updated with a new boiler, rewired throughout, and new double-glazed windows, providing peace of mind for the future homeowner.

Outside, the low-maintenance re-landscaped garden offers a tranquil retreat, perfect for relaxing or outdoor dining. On-street permit parking is available for added convenience at £103 for 18 months

#### Agents Notes

We understand this property will be sold freehold, connected to all main services.

Council Tax band: B

Tenure: Freehold

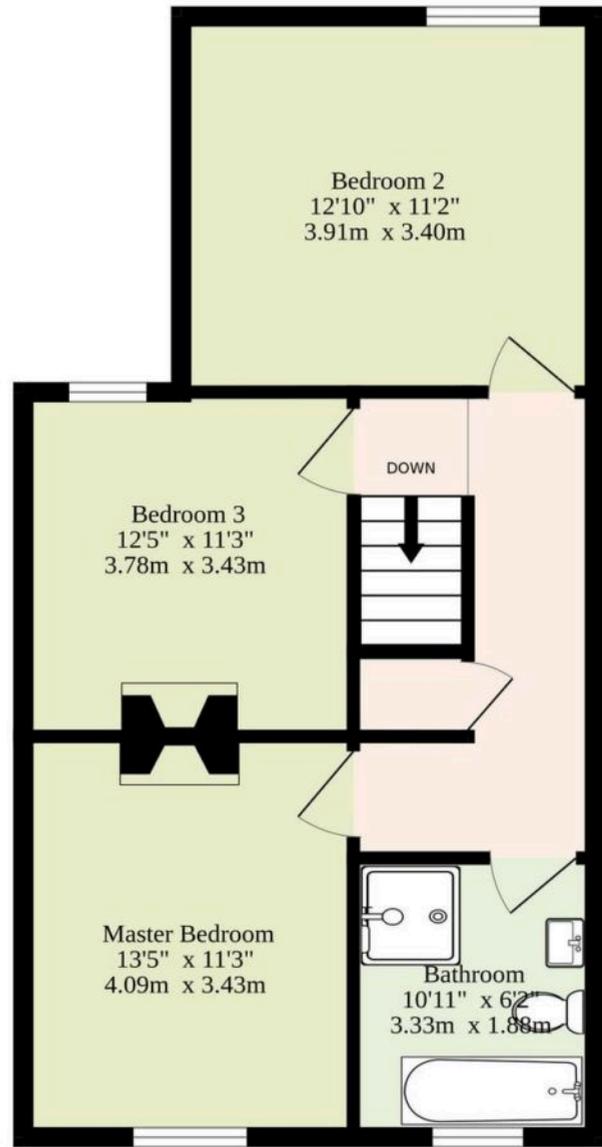
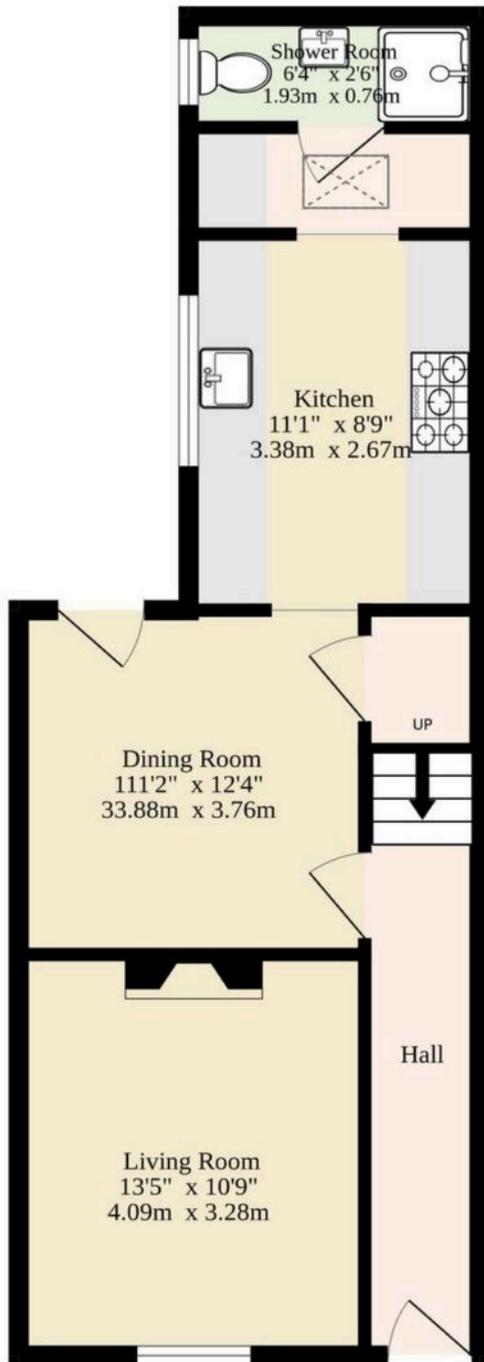
EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: E



Ground Floor  
471 sq.ft. (43.8 sq.m.) approx.

1st Floor  
585 sq.ft. (54.3 sq.m.) approx.



TOTAL FLOOR AREA : 1056 sq.ft. (98.1 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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