



35 Pembroke Road, Norwich

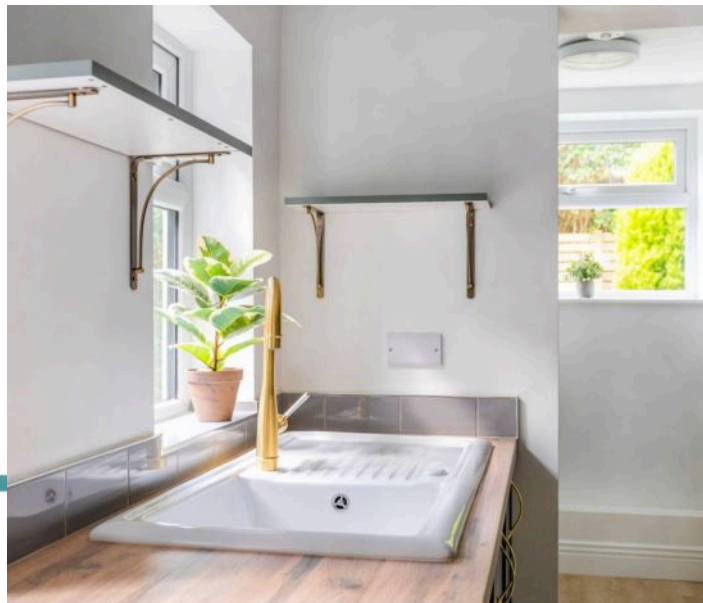
Guide Price
£450,000 - £475,000
Minors & Brady

35 Pembroke Road

The quality of this fully renovated three-bedroom home on Pembroke Road is evident from the moment you arrive. Every aspect has been carefully designed to blend period charm with modern style, creating a beautiful turn-key property ready to move into. The home offers light-filled living spaces, a stylish kitchen with gold accents, utility and WC, and three generously sized bedrooms alongside a contemporary family bathroom. Significant upgrades include a brand-new roof, full rewire, new heating system with Worcester boiler, and updated plumbing for complete peace of mind. Outside, a newly laid sandstone patio and smart front path add to the property's appeal, making it perfect for relaxing or entertaining. Located in Norwich's sought-after Golden Triangle, just minutes from the city centre, this home combines convenience, comfort, and exceptional craftsmanship.

- Fully renovated to an exceptional standard – ready to move straight in
- Sought-after NR2 location in Norwich's Golden Triangle
- Stylish and modern kitchen with utility area and ground-floor WC
- Light-filled sitting room and separate dining room for flexible living
- Three well-proportioned bedrooms and a contemporary family bathroom
- Brand-new roof with slate tiles, breathable membrane, and updated leadwork
- Complete electrical rewire with new consumer unit and NICEIC certification
- New Worcester boiler, full heating system, and updated plumbing throughout
- Double-glazed windows, new front door, and enhanced insulation for energy efficiency
- Newly laid sandstone patio and landscaped exterior for outdoor entertaining

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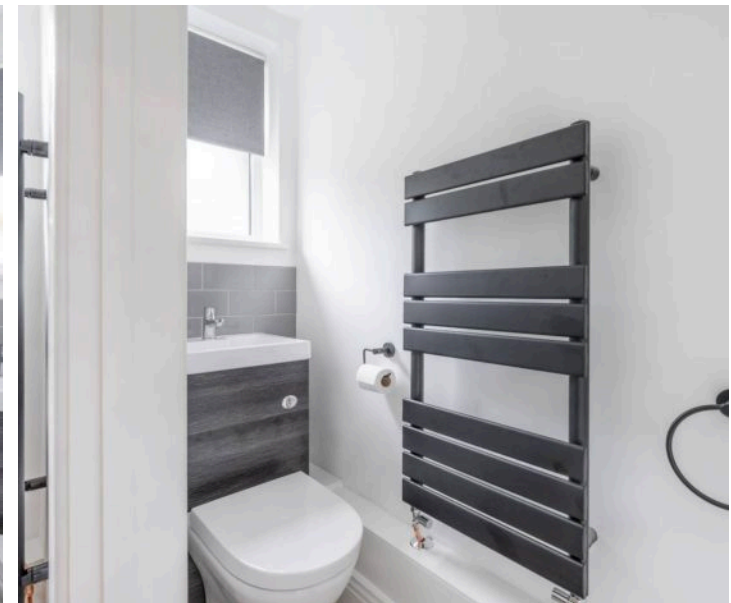
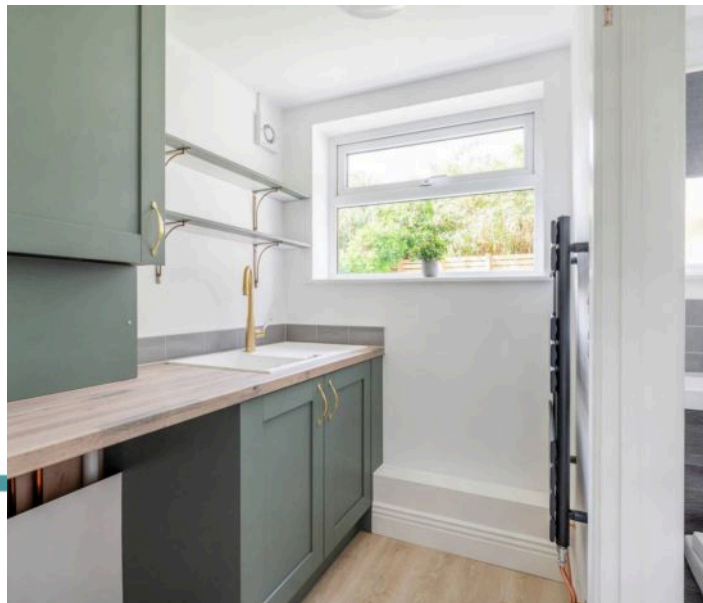
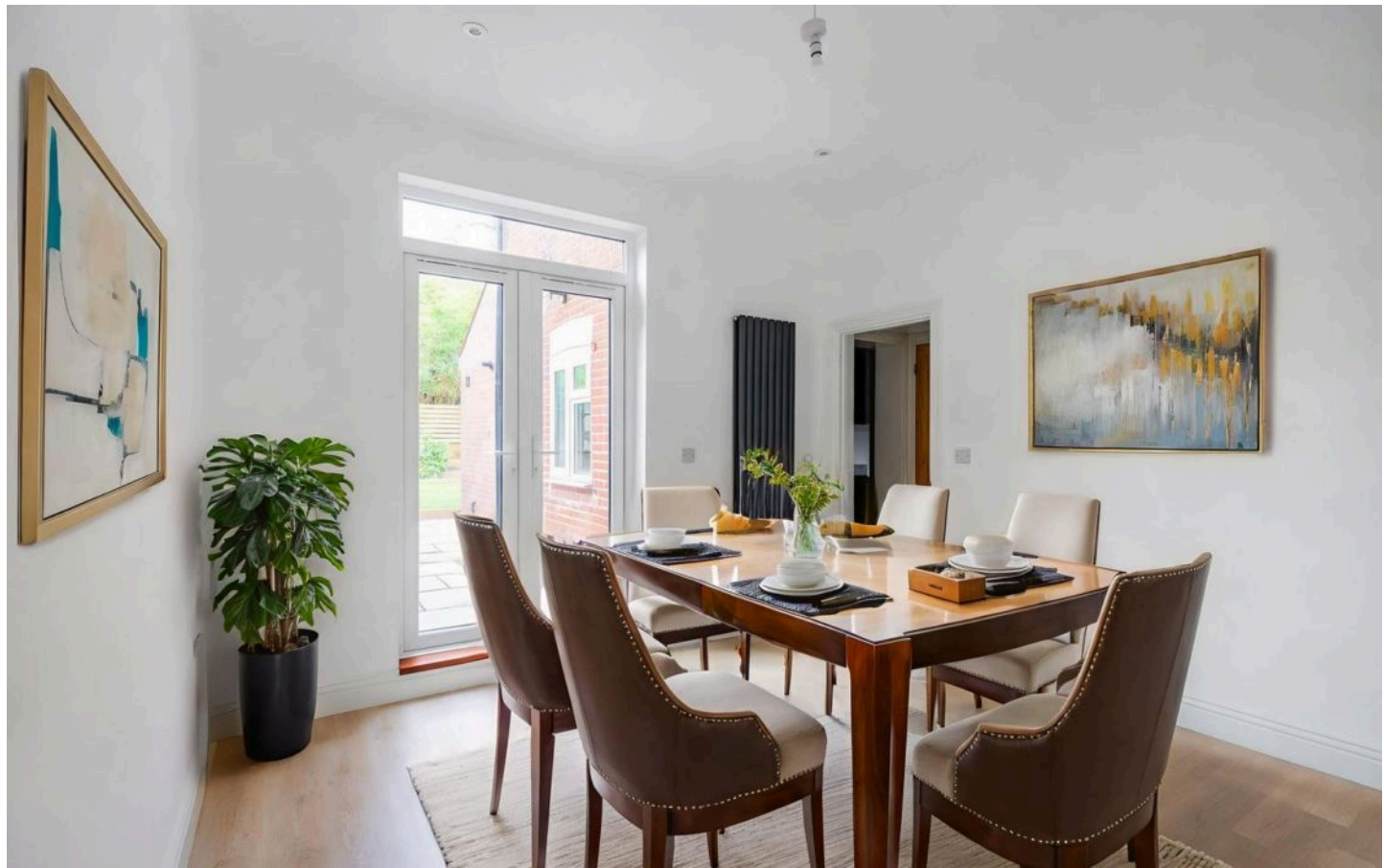
The Location

The property enjoys an enviable position just a five-minute drive from the vibrant centre of Norwich, a beautiful medieval city and the cultural heart of East Anglia. Set within the highly sought-after NR2 postcode, this is one of the most desirable areas in the city—and it's easy to see why. Norwich is a place that truly has something for everyone, offering a lively nightlife, an exciting arts and culture scene, and a fantastic mix of shops, cafés, and restaurants to explore.

Families will appreciate the excellent choice of schools nearby, including well-regarded state, faith, and independent options for all ages. Everyday essentials are within easy reach too, with local shops, supermarkets, and plenty of convenient amenities just around the corner. The area also boasts a great selection of traditional pubs, cosy cafés, and independent boutiques, giving it a real sense of community charm.

For those who love the outdoors, there are several parks and green spaces close by, perfect for a weekend stroll or a picnic with friends. The property is also ideally located for the University of East Anglia and the Norfolk & Norwich University Hospital, making it a practical choice for professionals and families alike.

Situated in the heart of Norwich's famous Golden Triangle, you'll be living in one of the most characterful and vibrant parts of the city, known for its tree-lined streets, welcoming atmosphere, and abundance of local amenities. It's a location that combines convenience, charm, and a great lifestyle—all within easy reach of everything Norwich has to offer.



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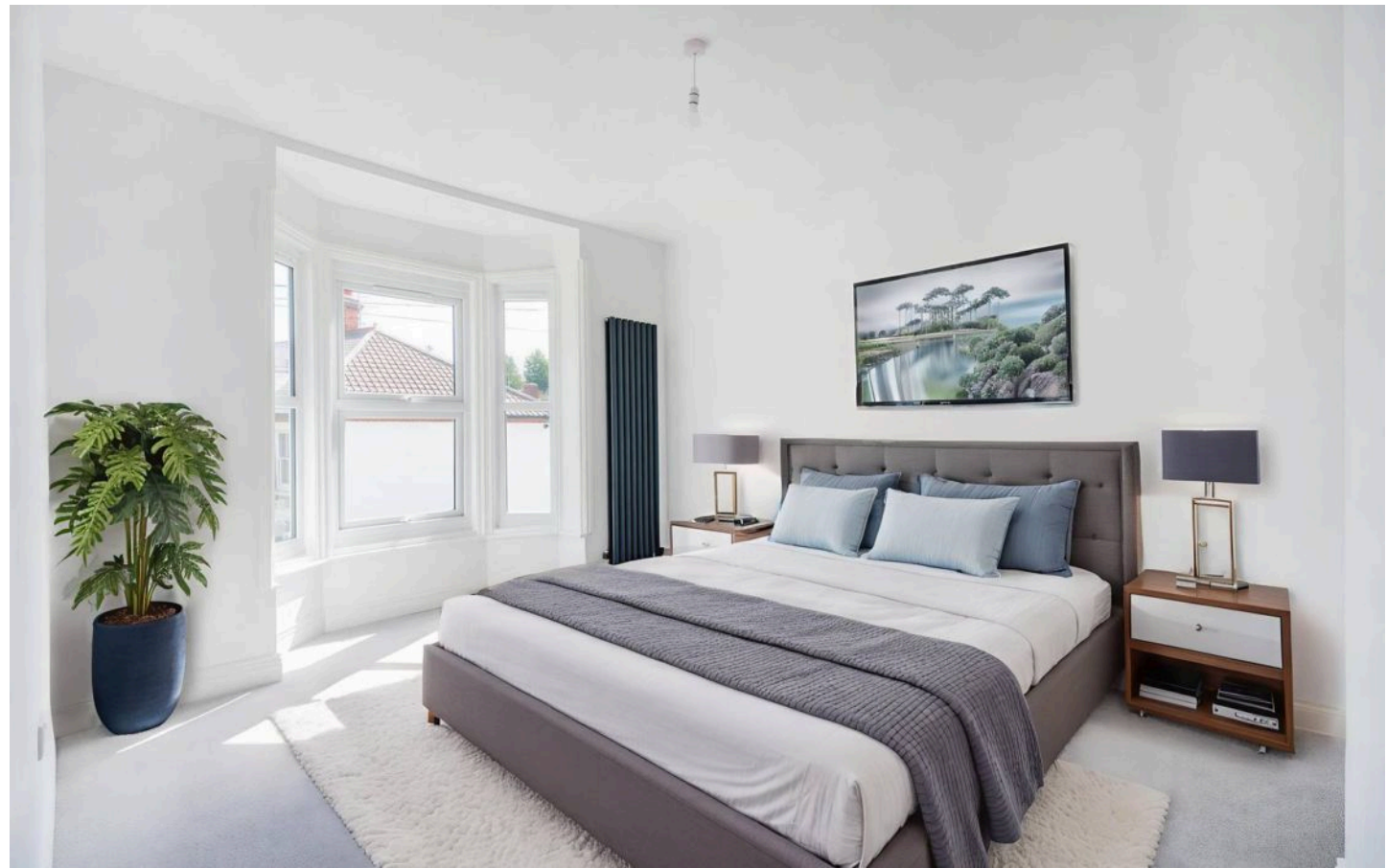
Pembroke Road, Norwich

This stunning three-bedroom terraced property on Pembroke Road has been fully renovated to an exceptional standard, offering a stylish and modern home that's ready to move straight into. Every detail has been thoughtfully considered to blend period charm with contemporary comfort, making this a true turn-key opportunity for discerning buyers.

As you step through the brand-new front door, you are welcomed into an inviting entrance hall that sets the tone for the quality found throughout. To the front of the property, the light-filled sitting room provides a cosy space to relax, while the separate dining room beyond is perfect for family meals or entertaining guests. At the rear, the modern kitchen is a real showstopper, finished in a sultry green paired with elegant gold fixtures and complemented by wood-effect surfaces for a warm, sophisticated look. Designed with both style and functionality in mind, it leads to a practical utility area and a convenient ground-floor WC.

Upstairs, the sense of space and comfort continues with three well-proportioned bedrooms, each finished to a high standard, alongside a contemporary family bathroom that combines elegance with practicality.

The property has been completely redecorated throughout, with new plastering, skirting boards, and architraves. A brand-new roof has been installed, including new slate tiles at the front, relaid tiles at the rear, a breathable membrane, roof battens, lead work, and UPVC fascias, gutters, and downpipes. Chimney points have been capped with vent cowl, and additional ventilation has been added to the chimney breasts to ensure durability and efficiency.



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35 Pembroke Road

Internally, significant upgrades include a new Worcester boiler and a full heating system, all signed off for peace of mind. The old lead water supply has been replaced by Anglian Water, and all internal pipework has been renewed with modern copper piping.

Hot and cold water services have been completely updated, internal drainage has been replaced, and new external rainwater gullies have been installed.

For added safety and efficiency, the property has undergone a full electrical rewire with a new consumer unit and NICEIC certification, while mains-powered, interlinked smoke and heat detectors have been fitted throughout. Structural improvements include the replacement of flooring and joists in the hallway and third bedroom, as well as the installation of a brand-new staircase.

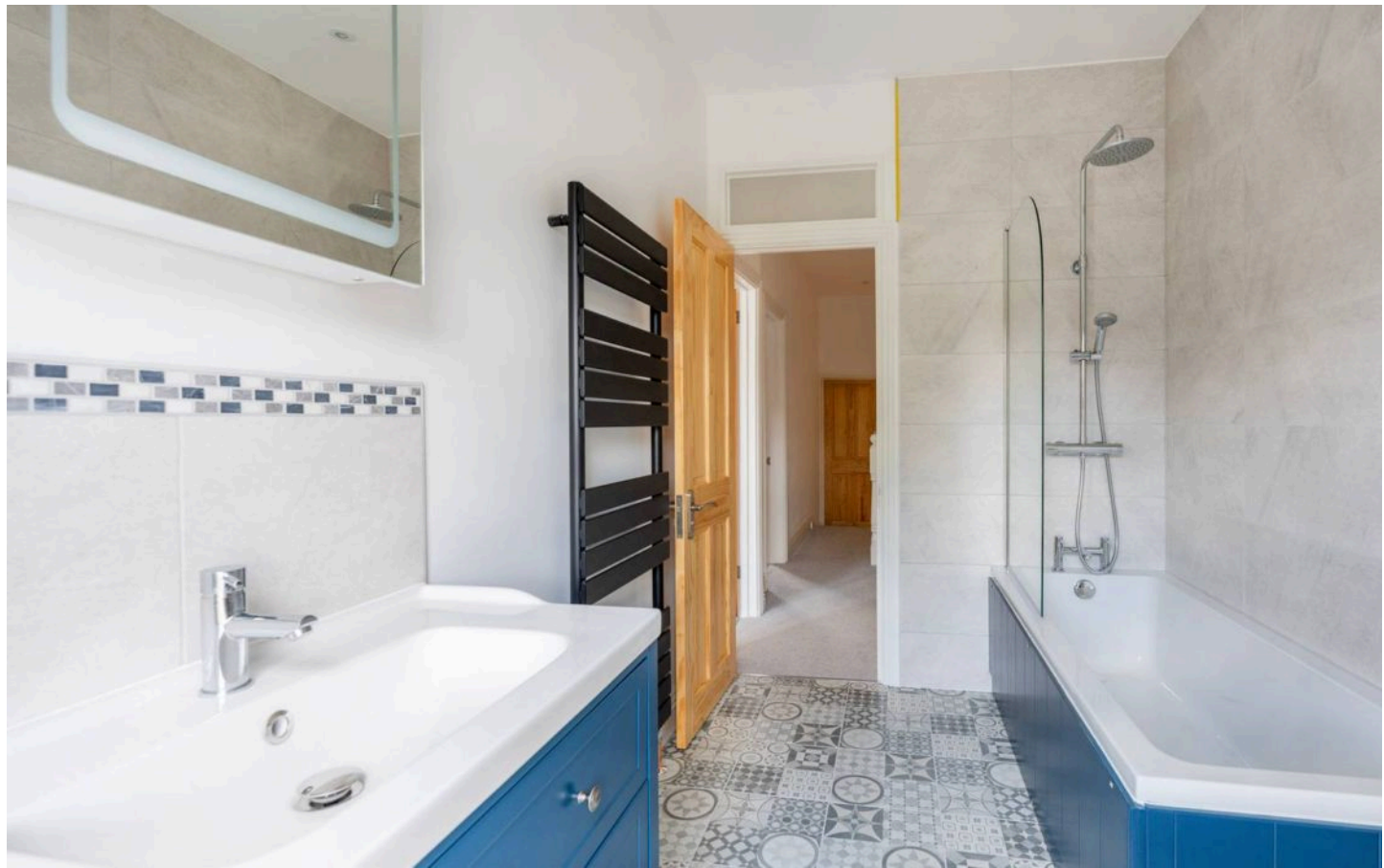
Additional enhancements include new double-glazed windows, a new front door, the replacement of original first-floor ceilings with plasterboard, and topped-up loft insulation with partial boarding for storage. Externally, the home offers a newly laid sandstone patio to the rear, creating the perfect space for outdoor dining and entertaining, while a smart new path to the front enhances its kerb appeal.

This property truly combines style, quality, and practicality, making it an ideal choice for families, professionals, or anyone seeking a home that requires no additional work.

Agents Note

Sold Freehold & Chain - Free

Connected to all mains services.



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Ground Floor
570 sq.ft. (53.0 sq.m.) approx.

1st Floor
593 sq.ft. (55.1 sq.m.) approx.



TOTAL FLOOR AREA : 1163 sq.ft. (108.0 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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Dreaming of this home?

Let's make it a reality



Meet *Liam*
Branch Manager



Meet *Rosie*
Senior Sales Progressor



Meet *Tristan*
Senior Property Valuer

Minors & Brady

Your home, our market

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