

E ROAD



73 Pembroke Road, Norwich
Norwich



Minors & Brady

73 Pembroke Road

Norwich

This is a home that instantly feels welcoming, full of character, warmth and thoughtful detail from the very first step inside. From the beautifully tiled approach and soft-toned front door to the sought-after hallway entrance, it sets a tone that many city terraces simply don't offer. The sitting room is both cosy and expressive, with its original fireplace, alcove storage and open flow through to a light-filled dining space with doors out to the garden. Each area connects naturally, creating a layout that feels sociable yet comfortable for everyday living. The addition of a versatile cellar, currently used as a stylish home office, adds a layer of flexibility that is hard to come by. Upstairs, three well-proportioned bedrooms and a family bathroom complete the interior, while outside, a private and established garden provides a peaceful space to unwind.

- Beautiful tiled walkway with monochrome and terracotta detail, creating a warm first impression
- Welcoming hallway entrance, a rare and highly sought-after feature in terrace homes
- Characterful sitting room with original fireplace and cosy focal point
- Built-in alcove storage and shelving, perfect for books, décor and personal touches
- Natural flow through open-plan style layout into the dining space
- Light-filled dining room with French doors opening out to the garden
- Fitted kitchen with rich wooden cabinetry, adding warmth and practicality
- Versatile cellar with exposed brick, currently used as a home office
- Three well-proportioned bedrooms with a comfortable, homely feel
- Private, enclosed garden with lawn, walkway and established planting





M&B

73 Pembroke Road

Norwich

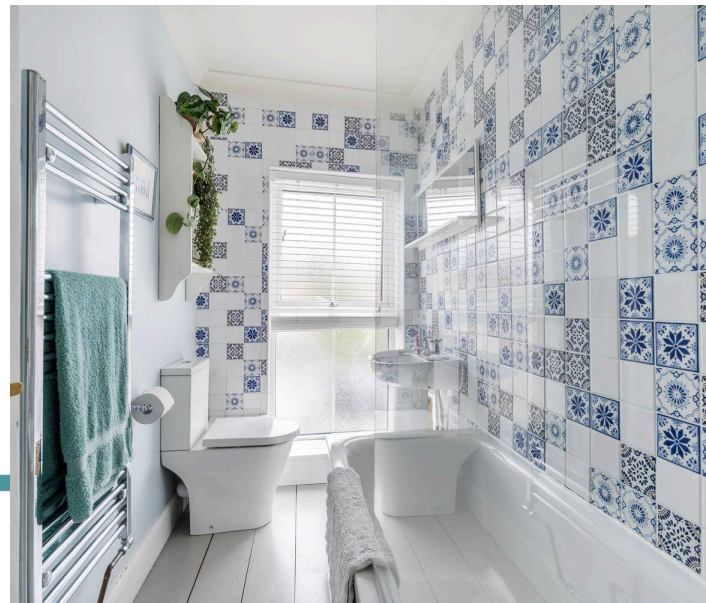
The Location

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.



M&B

73 Pembroke Road

Norwich

Pembroke Road, Norwich

This charming character home makes an immediate impression, approached via a classic tiled walkway featuring striking monochrome and terracotta detailing, leading to a soft light pink front door that sets a welcoming and distinctive tone.

Stepping inside, the property offers a hallway entrance, a highly sought-after feature within city terraces, creating a sense of separation and traditional flow from the outset.

The sitting room is both inviting and full of character, centred around an original fireplace with built-in alcove storage and shelving, perfect for displaying books, artwork and personal pieces. A wide opening connects this space seamlessly to the dining room, enhancing the feeling of openness while retaining defined reception areas.

The dining room itself is ideal for entertaining, with French doors opening directly onto the garden, allowing natural light to pour in and creating an easy indoor-outdoor connection.

Leading through, the kitchen is fitted with rich wooden cabinetry, offering both warmth and practicality, with ample storage and workspace. A separate breakfast area provides further versatility for day-to-day living, while a convenient ground floor cloakroom completes the layout.



73 Pembroke Road

Norwich

A particularly valuable addition to the home is the cellar, which has been thoughtfully utilised as a home office. With exposed brickwork and a distinct, atmospheric feel, this space offers excellent flexibility and could serve a variety of uses, from workspace to hobby room or further storage.

Upstairs, there are three well-proportioned bedrooms arranged off the landing, all serviced by a three-piece family bathroom, providing comfortable and practical accommodation.

Externally, the rear garden offers a private and enclosed outdoor space, thoughtfully arranged with subtle landscaping, including a defined walkway leading to a lawned area. Established shrubbery and planting add to the sense of maturity and privacy, creating a calm and enjoyable setting for outdoor relaxation or entertaining.

Overall, this is a home that successfully blends period character with practical modern living, enhanced by a number of highly desirable features rarely found in terrace properties.

Agents Note

This property will be sold freehold and connected to mains water, electricity, gas and drainage.

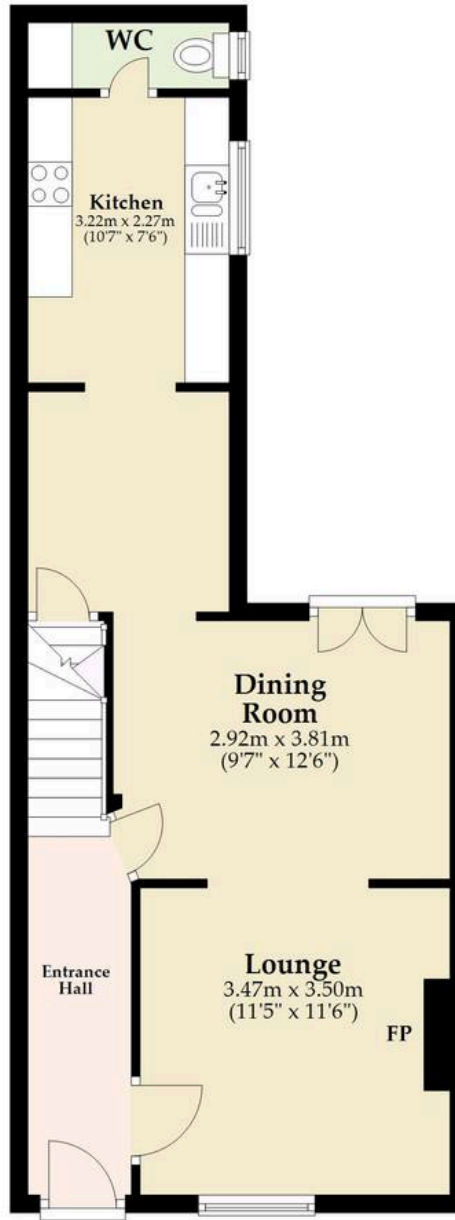
Please note: there was a minimal trace of subsidence in the purchasing survey.



M&B

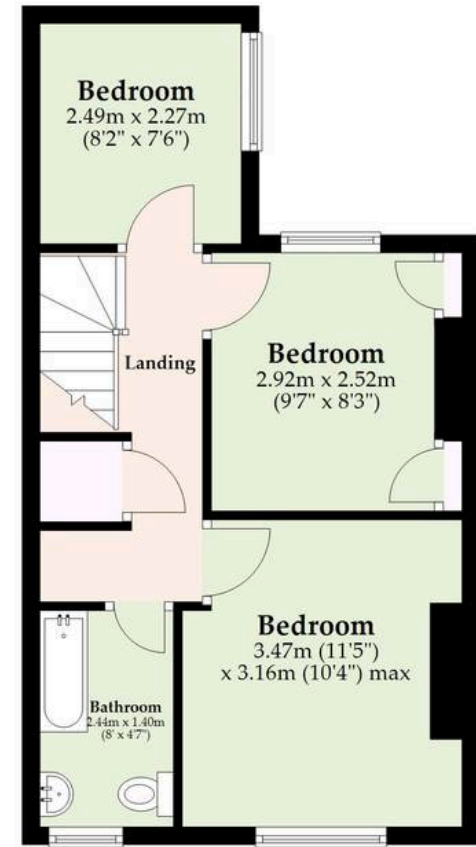
Ground Floor

Approx. 46.3 sq. metres (498.0 sq. feet)



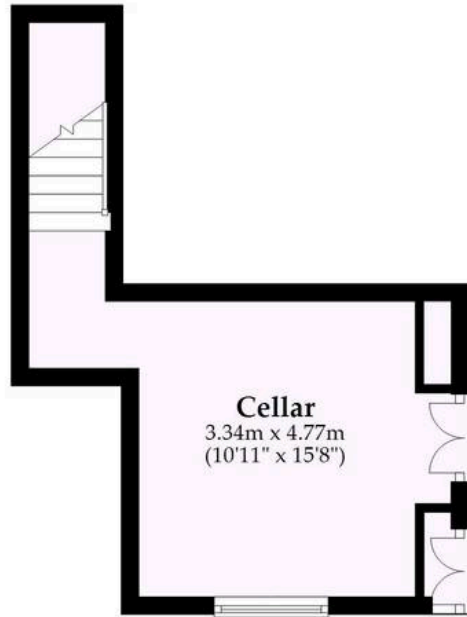
First Floor

Approx. 36.5 sq. metres (393.2 sq. feet)



Basement

Approx. 15.4 sq. metres (165.9 sq. feet)



Total area: approx. 98.2 sq. metres (1057.2 sq. feet)



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.

Plan produced using PlanUp.

Dreaming of this home? Let's make it a *reality*.



Meet *Liam*
Branch Manager



Meet *Nagilla*
Aftersales Team Leader



Meet *Tristan*
Senior Property Lister

Minors & Brady
Your home, our market

 norwich@minorsandbrady.co.uk

 01603 365085

 107 Unthank Road, Norwich, NR2 2PE

BURY ST. EDMUNDS | CAISTER-ON-SEA | DEREHAM | DISS | NORWICH | OULTON BROAD | WROXHAM



How can we support

- ✓ Residential Mortgages
- ✓ Protection & Insurance
- ✓ Buy-to-let (personal and limited company)



Matt Waters
Director and
Principal



Victoria Payne
Mortgage and
Protection Advisor

Offering you quick and professional mortgage advice every step of the way.

T: 01603 210378
E: enquiries@norfolk-mortgages.co.uk