



13 Patteson Road, Norwich

Minors & Brady



Period charm meets modern Scandi-inspired living in this beautifully presented over-passage terrace, offering three genuine double bedrooms and a sought-after south-facing garden. Thoughtfully updated and finished in calming neutral tones, the property effortlessly blends character features with contemporary style, creating a home that is both inviting and practical. A rare advantage of the over-passage design is the exceptional bedroom proportions, with all three bedrooms comfortably accommodating double beds, something seldom found in traditional terrace homes. Bespoke shutters to the living room and principal bedroom, while generous living spaces and excellent kitchen storage cater perfectly to modern family life. Outside, the private south-facing garden provides a wonderful extension of the home, offering lawned space and a sunny setting to relax, entertain and enjoy throughout the year.

- Beautifully presented over-passage terrace with stylish Scandi-inspired interiors throughout
- Three genuine double bedrooms, a rare feature for a traditional terrace home
- Over-passage design creates larger-than-average bedroom proportions across the first floor
- Elegant sitting room featuring bespoke fitted shutters and calming neutral décor
- Spacious dining room perfect for family living, entertaining and everyday enjoyment
- Modern kitchen with excellent storage, generous worktops and practical layout
- Well-appointed ground-floor bathroom complemented by a useful lean-to utility space
- Principal bedroom enhanced by bespoke shutters and attractive contemporary styling
- Private south-facing garden with lawn, sunny aspects and excellent outdoor space

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The Location

Situated just north of Norwich city centre, Patteson Road enjoys a highly convenient and well-connected location that combines everyday practicality with easy access to some of the city's most popular amenities. The area benefits from a strong sense of community and is particularly appealing to first-time buyers, professionals and families seeking a balance between urban convenience and green open spaces.

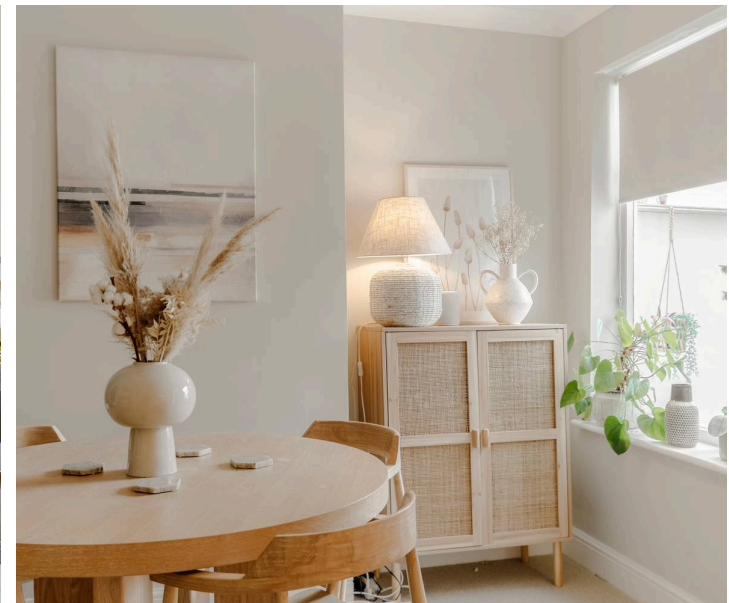
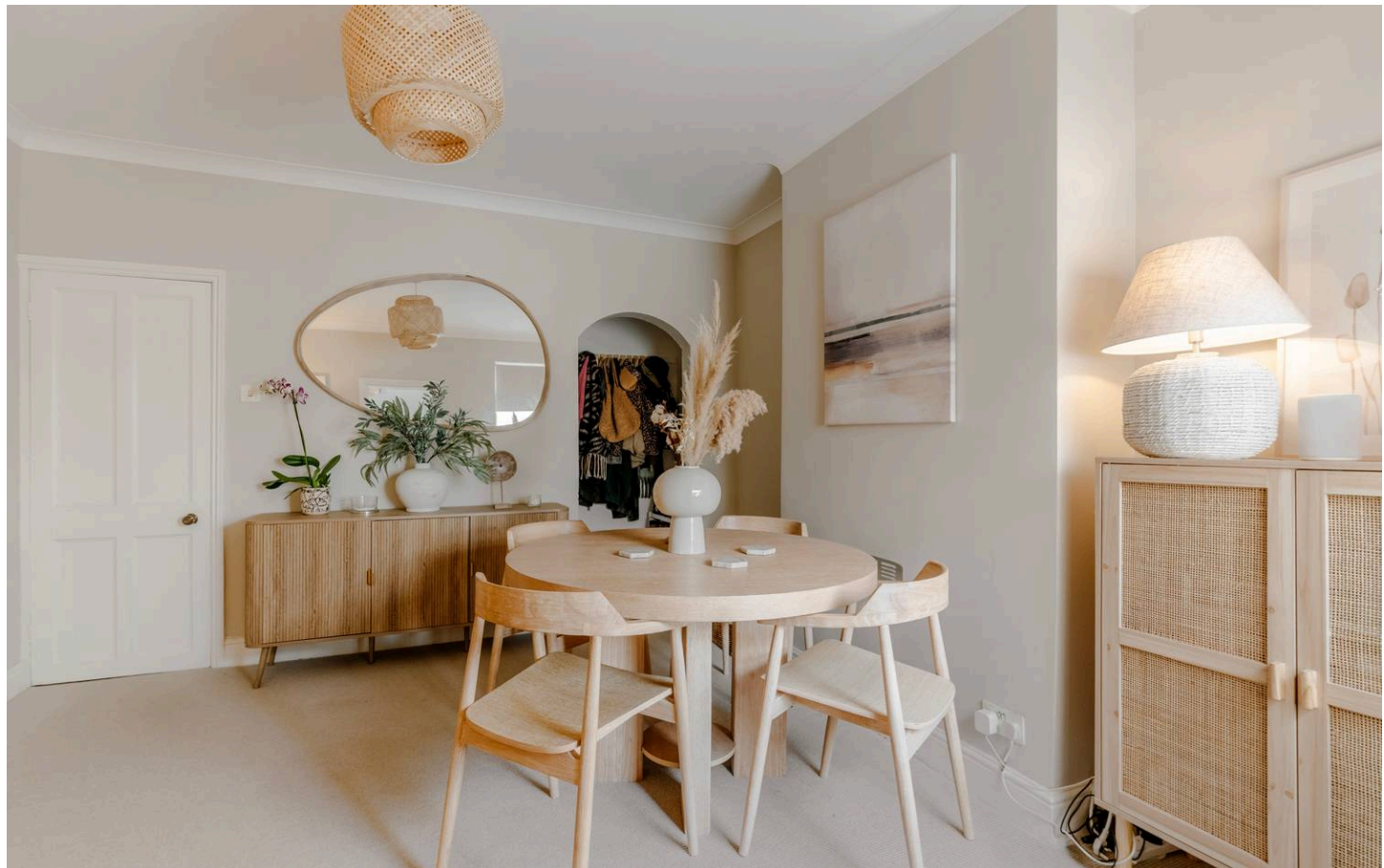
A range of local shops and services can be found close by, including a Tesco Express for daily essentials, while nearby Magdalen Street offers an eclectic mix of independent retailers, cafés, takeaways and convenience stores. Popular local establishments such as The Roseberry public house and The Whalebone provide welcoming spots to meet friends, enjoy a meal or unwind with a drink, adding to the area's established neighbourhood feel.

For outdoor recreation, residents are exceptionally well served. Waterloo Park, one of Norwich's most attractive green spaces, is within easy reach and features beautifully maintained gardens, tennis courts, a café, children's play areas and open lawns. Nearby Wensum Park offers additional green space for walking, exercise and relaxation, while the River Wensum provides scenic routes for those who enjoy spending time outdoors.

The location also places Norwich's vibrant city centre within a short distance, whether travelling on foot, by bicycle, public transport or car. The city offers an extensive selection of shopping, dining, entertainment and cultural attractions, including Norwich Market, Chantry Place, the historic Cathedral Quarter and Norwich Railway Station.

Excellent transport links further enhance the area's appeal, with regular bus services operating nearby and convenient road connections providing access across Norwich and beyond. Combining city convenience, nearby parks, popular local amenities and a welcoming community atmosphere, Patteson Road represents an excellent location for a wide range of buyers.

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Norwich

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Finished in a stylish palette of neutral tones throughout, this attractive home combines character, practicality and well-balanced accommodation across two floors. A recently installed front door creates an excellent first impression, leading into a welcoming sitting room where bespoke fitted shutters add both elegance and privacy. The room provides a comfortable retreat for everyday living, with a bright yet calming atmosphere that perfectly reflects the property's contemporary Scandinavian-inspired aesthetic.

Beyond, the generous dining room forms the heart of the home, offering ample space for family dining, entertaining and day-to-day life. Its open and sociable feel creates excellent versatility, whether hosting guests or enjoying relaxed evenings at home. The staircase rises from this space, while the layout flows naturally through to the kitchen at the rear.

The kitchen is thoughtfully designed with an excellent range of storage solutions, providing plentiful cupboard and worktop space for busy households. Both practical and stylish, it offers plenty of room for cooking and food preparation while maintaining the clean, modern feel found throughout the property. Leading off the kitchen is a useful lean-to, ideal for additional storage, hobbies or everyday household needs, while the ground floor is completed by a well-appointed family bathroom.

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Upstairs, the over-passage design creates a significant advantage, allowing for larger bedroom proportions than typically found in many traditional terraces. As a result, all three bedrooms are genuine doubles, an increasingly rare feature, particularly as third bedrooms are often considerably smaller in comparable homes. The principal bedroom benefits from bespoke fitted shutters, matching those in the sitting room and enhancing the property's stylish and cohesive finish. The remaining two double bedrooms are equally generous, offering flexibility for families, guests, home working or those simply seeking additional space.

Outside, the rear garden enjoys a desirable south-facing aspect, making the most of the sunshine throughout the day. Designed to feel both private and inviting, the garden offers an excellent combination of lawned space and outdoor seating areas, creating a wonderful environment for entertaining, gardening or simply relaxing outdoors. The enclosed setting provides a reassuring sense of privacy while remaining easy to maintain.

Agent's Note

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

Right of access to neighbouring property.



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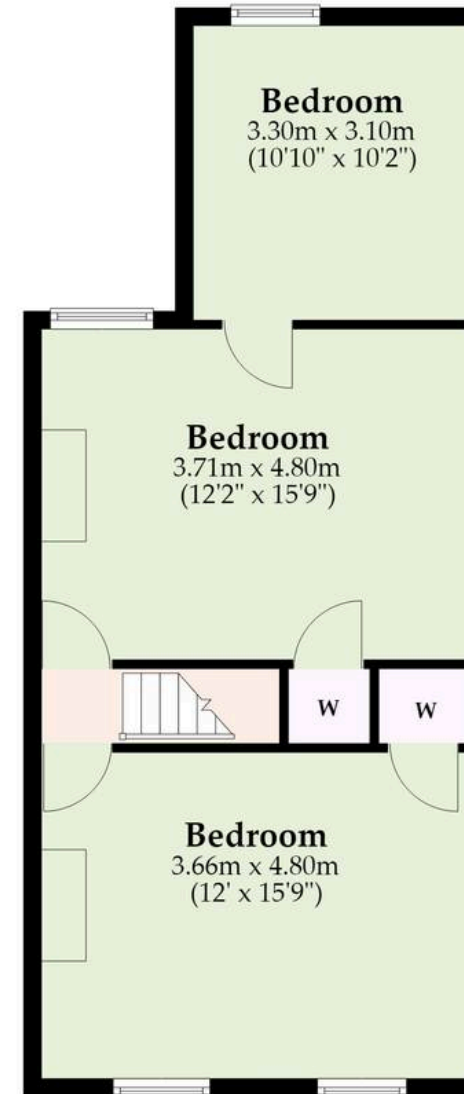
Ground Floor

Approx. 44.8 sq. metres (482.7 sq. feet)



First Floor

Approx. 50.9 sq. metres (547.6 sq. feet)



Total area: approx. 95.7 sq. metres (1030.3 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.

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