



9 Pelham Road, Norwich

Minors & Brady

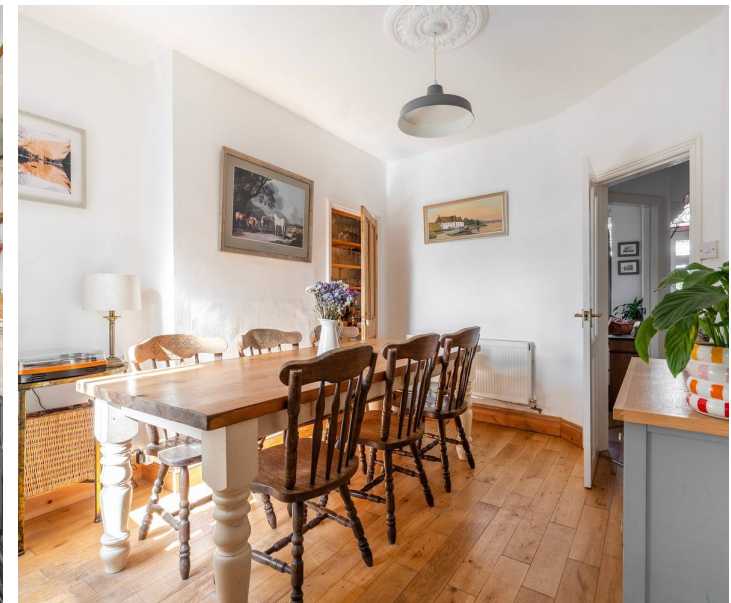


9 Pelham Road

Norwich

A much-loved family home, cherished over the years and filled with character, warmth and practical living space. Arranged across three floors and extending to approximately 1,245 sq ft, this substantial Victorian terrace offers three bedrooms, two bath/shower rooms and a versatile loft room with adjoining dressing area. Traditional features, including beautiful stained-glass detailing and bespoke fitted bookcase storage, sit effortlessly alongside modern additions such as double glazing, gas central heating and solar panels. Outside, the south-facing garden is a wonderful extension of the home, providing a low-maintenance yet beautifully green setting with fruit trees, established planting and two useful sheds.

- Substantial Victorian terraced home extending to approximately 1,245 sq ft, arranged across three versatile and well-proportioned floors
- Offering three bedrooms, a family bathroom, ground floor shower room and a flexible loft room with dressing area
- Beautiful character features throughout, including stained-glass windows, a feature stained-glass utility door and fitted bookcase storage
- Spacious sitting room and separate dining room, creating a practical layout ideal for both family living and entertaining
- Well-equipped kitchen complemented by a useful utility area, providing excellent storage and everyday functionality
- Fully double glazed throughout and enhanced by gas central heating and solar panels for improved comfort and efficiency
- Loft conversion completed with building regulation approval, with supporting documentation available for prospective purchasers
- South-facing rear garden designed for low-maintenance enjoyment, whilst retaining mature planting, colour and seasonal interest





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The Location

Pelham Road enjoys a prime position within Norwich's ever-popular NR3 district, a location renowned for its strong sense of community, independent businesses and easy access to the city centre. Just a short stroll away, Magdalen Road has become one of Norwich's most vibrant destinations, home to an eclectic collection of independent cafés, eateries, shops and everyday conveniences.

The area is particularly well regarded for its social scene, with popular local destinations including The Whalebone, known for its regular events and welcoming atmosphere, and The Rosebery, a much-loved local pub famed for its excellent food and highly regarded Sunday roasts. These venues, alongside the area's independent cafés and restaurants, contribute to the neighbourhood's unmistakable character and appeal.

Families are well catered for with a selection of schooling options nearby, including the well-regarded Sewell Park Academy, while a range of healthcare facilities and local services are readily accessible throughout the surrounding area.

Despite its peaceful residential feel, Pelham Road remains exceptionally well connected. Norwich city centre is only a short drive, cycle or bus journey away, placing an extensive range of shopping, dining, cultural attractions and historic landmarks within easy reach. Regular public transport links and convenient access to Norwich Railway Station further enhance connectivity, making the area an excellent choice for commuters and city professionals alike.



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9 Pelham Road

Norwich

Pelham Road, Norwich

Set across three floors and lovingly maintained by the same family, this substantial Victorian terraced home offers an exceptional balance of character, practicality and flexible living space. Extending to approximately 1,245 sq ft, the property provides three bedrooms, two bath/shower rooms and a versatile loft room, all while retaining a wealth of traditional charm. Enhanced by double glazing throughout, gas central heating, solar panels and beautiful original-style features, this is a home that effortlessly blends period character with modern-day convenience.

The property's attractive frontage immediately sets the tone, with feature stained glass detailing creating a charming first impression. Stepping inside, the welcoming hallway leads into a cosy sitting room positioned to the front of the home. A bay window draws natural light into the space, while the room offers a comfortable setting for everyday relaxation.

Beyond, the separate dining room forms the social heart of the ground floor, providing ample room for entertaining, family meals and special occasions alike. Thoughtfully positioned between the sitting room and kitchen, the space creates a natural flow throughout the home.



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To the rear, the kitchen is well-equipped with a range of storage options and worktop space, creating a practical environment for day-to-day cooking. Adjoining the kitchen is a useful utility area, complete with its own attractive stained-glass door, which adds yet more character to the property while offering valuable additional storage and laundry space. A ground floor shower room further enhances convenience, particularly for busy families or visiting guests.

The first floor continues to impress with three well-proportioned bedrooms arranged around a generous landing. A particularly charming feature is the fitted bookcase and cupboard storage incorporated within the landing area, providing both practicality and personality. The family bathroom serves the bedrooms and is well-positioned to accommodate modern family life.

Rising to the second floor via a traditional staircase, the loft conversion provides a highly versatile additional space. Completed by previous owners with building regulation approval, documentation remains available for inspection. The loft level is currently arranged as a loft room alongside a dedicated dressing area, making it ideal for a range of uses including a home office, hobby room, guest accommodation or additional family space. The flexibility of this floor is a real asset, enabling future owners to adapt the accommodation to suit their own requirements.



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Outside, the south-facing rear garden has been thoughtfully designed to offer a wonderful balance of greenery and low-maintenance enjoyment. Mature planting, fruit trees and established borders create a colourful and welcoming environment, while remaining easy to care for throughout the seasons.

The garden enjoys a pleasant sense of privacy and features two useful sheds providing excellent external storage. Whether enjoying a morning coffee, gardening or simply relaxing outdoors, the space offers something for everyone.

Agent's Note

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



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Ground Floor

Approx. 38.9 sq. metres (418.4 sq. feet)



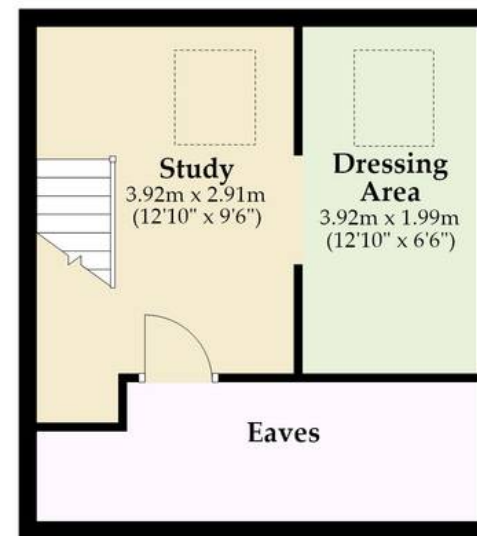
First Floor

Approx. 48.8 sq. metres (525.4 sq. feet)



Second Floor

Approx. 27.9 sq. metres (300.8 sq. feet)



Total area: approx. 115.6 sq. metres (1244.5 sq. feet)

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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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