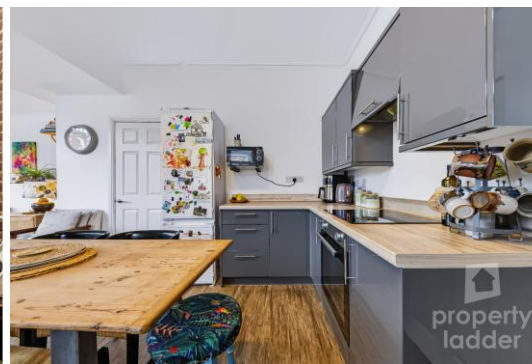


propertyladder



Marlborough Road, Norwich, NR3 4PH
A Spacious End of Terrace with a Parking & Workshop

£325,000 FREEHOLD



BRITISH
PROPERTY
AWARDS

2023, 2024 & 2025



GOLD WINNER

ESTATE AGENT
IN NORWICH
(NR10-16)

A unique NR3 home with space, style & character

Some properties are simply different – and this is one of them.

This striking hall entrance end-terrace is a truly individual three-bedroom home in sought-after NR3, offering versatile accommodation and a superb range of features.

The ground floor centres around a bright open-plan living, dining and kitchen space with modern cabinetry and plenty of natural light. There is also a useful basement with power and lighting, plus a shower room, separate WC and further reception room – ideal as a snug, office, playroom or additional sitting room.

Upstairs are three generous bedrooms, with the particularly spacious principal bedroom enjoying a double aspect. A shower room with WC and further bathroom complete the first floor.

Presented in excellent, move-in-ready condition, this unusual NR3 home combines three bedrooms, two reception spaces, basement, multiple bathrooms, parking, workshop and courtyard garden – ideal for buyers seeking character, flexibility and further potential.



“A highly individual three-bedroom home with a surprisingly versatile layout and an impressive list of extras”



- Truly unique NR3 home
- Hall entrance end terrace
- Three generous bedrooms
- Light & airy open-plan living space
- Versatile additional reception room
- Useful power & light basement
- Rare off-street parking for 2–3 vehicles
- 4.73m x 2.46m brick-built workshop
- Spacious courtyard rear garden





Location

NR3 is one of Norwich's most vibrant and increasingly sought-after residential areas, known for its mix of Victorian and period properties, independent businesses and strong community atmosphere.

Marlborough Road is conveniently positioned for a wealth of amenities, with shops, supermarkets, cafés, pubs, restaurants and independent businesses all close by. Norwich city centre is easily accessible, offering extensive shopping, dining, entertainment and cultural facilities, while nearby green spaces and the River Wensum provide welcome areas to relax.

The area also offers excellent access to Norwich's wider road network, making it ideal for commuters, with Norwich Railway Station providing regular services including direct connections towards London.



Outside

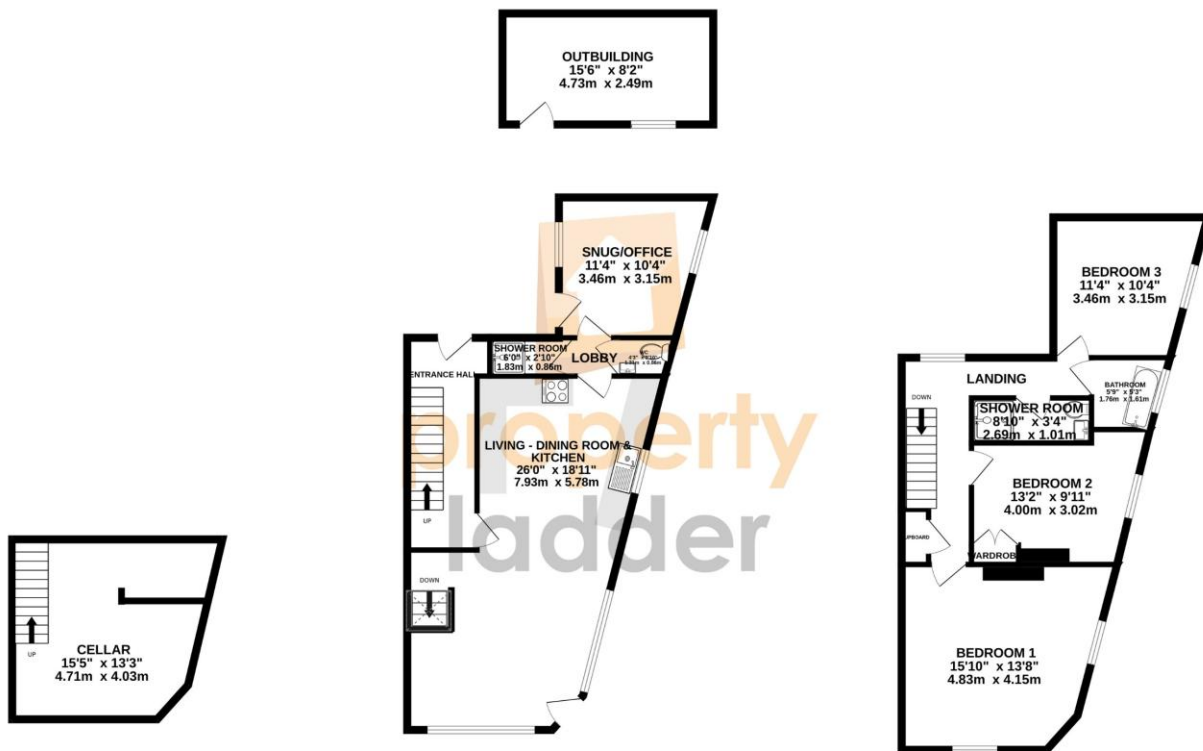
Outside is where this property becomes particularly unusual for NR3. To the front there is off-street parking for approximately two to three vehicles – a significant rarity for properties in this part of Norwich.

To the rear is a spacious courtyard garden together with a substantial brick-built workshop measuring approximately 4.73m x 2.46m. With its pitched roof, the workshop offers considerably more than simple storage and could lend itself to a range of alternative uses, subject to any necessary permissions.

BASEMENT
178 sq.ft. (16.5 sq.m.) approx.

GROUND FLOOR
689 sq.ft. (63.7 sq.m.) approx.

1ST FLOOR
554 sq.ft. (51.5 sq.m.) approx.



TOTAL FLOOR AREA : 1417 sq.ft. (131.7 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 not be used as such for any other purpose.

Full EPC available upon request

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		76 C
55-68	D	61 D	
39-54	E		
21-38	F		
1-20	G		

Council Tax Band: B

Local Authority: Norwich City Council

Services Connected: Mains Water, Mains Drainage, Mains Gas, Electricity



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Any information relating to the property which may be considered material should be verified by the purchaser and their legal adviser before entering into a contract.

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