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WE BRING PEOPLE AND PROPERTY TOGETHER ACROSS NORFOLK



63 Patteson Road, Norwich, Norfolk, NR3 3EN

A wonderful opportunity to enjoy city living with a community feel, in one of Norwich’s most popular and well-connected areas.

Located in the highly sought-after NR3 postcode of Norwich, this well-presented three-bedroom mid-terrace home, with no onward chain, is ideal for young families, professionals, or investors seeking a property close to the city centre, yet within easy reach of green open spaces.

The property is partially screened by a traditional low brick wall and metal fencing; it is approached along an ornate period pathway bordered by a low-maintenance shingle front garden. To the rear, a fully enclosed lawned garden offers an ideal setting for relaxing or entertaining with friends and family.

Inside, the accommodation is thoughtfully arranged and presented in good order throughout. The home opens directly into a welcoming lounge, with stairs rising to the first floor and access through to a sociable dining room adjoining a kitchen. Doors from the kitchen lead to the bathroom and a rear porch, providing access to the garden. Upstairs, there are three bedrooms, with the third accessed via the second, typical of properties of this period.

Perfectly positioned on the outskirts of Norwich city centre, the home enjoys easy access to Wensum and Waterloo Parks, a range of local schools, cafés, restaurants, and independent retailers. The city centre lies approximately one mile to the south, offering excellent transport links including the train station, while the airport is just two miles to the north.



Terraced



House



Older



1 Bathroom



2 Receptions



3 Bedrooms



Tax Band B

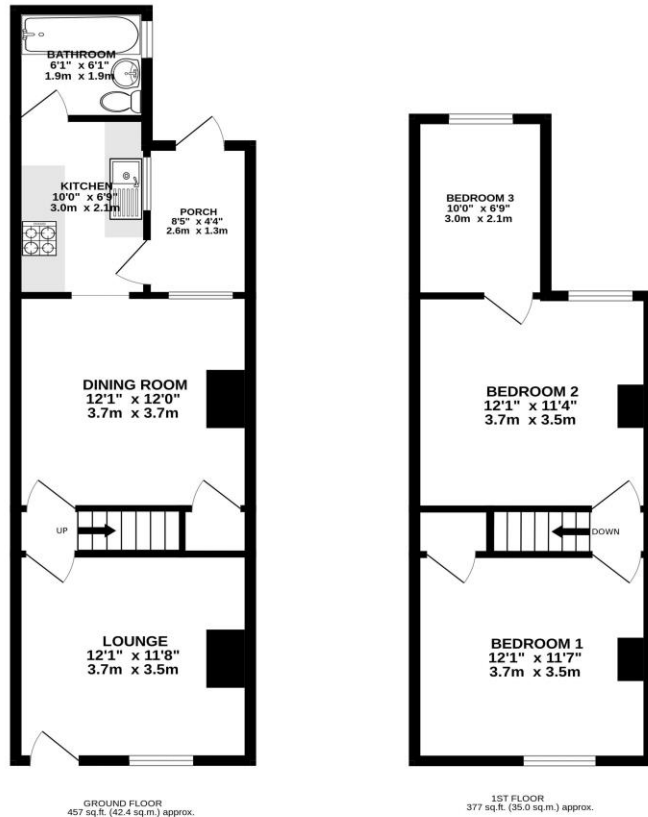


On-Street
Parking



No
Garage





63 PATTERSON ROAD, NR3 3EN

TOTAL FLOOR AREA : 834 sq.ft. (77.5 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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Score	Energy rating	Current	Potential
92+	A		
81-91	B		87 B
69-80	C	69 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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