





Melrose Road, NORWICH, NR4 7PN

william h brown

welcome to

Melrose Road, NORWICH

A beautifully presented period terrace in the heart of NR4, offering bright modern interiors and generous rear garden. An ideal home for first-time buyers, young families and professionals in a premium Norwich location!

Lounge
A welcoming front reception room featuring neutral décor, a traditional cast-iron fireplace and a comfortable layout ideal for everyday living. The space enjoys good natural light and offers a blend of period charm and modern simplicity, creating a cosy setting for relaxation.

Inner Lobby
A practical inner lobby separating the lounge from the dining room, providing a natural flow through the ground floor. This area offers useful separation between living spaces and leads directly into the dining room and staircase.

Dining Room
A versatile second reception room, the room features a cast-iron fireplace, neutral décor and a large window, making it suitable as a formal dining room, additional lounge or multi-purpose family area.

Kitchen
A modern galley-style kitchen fitted with sleek white cabinetry, dark worktops and white subway-tile splashbacks. The space includes integrated cooking facilities, ample storage, and room for appliances, with a large window providing excellent natural light. The layout offers efficient functionality for everyday cooking.

Shower Room
A bright and neatly presented ground-floor shower room featuring a corner shower enclosure, modern white suite and tiled surrounds. The room benefits from a window for ventilation and natural light, creating a fresh and practical space.

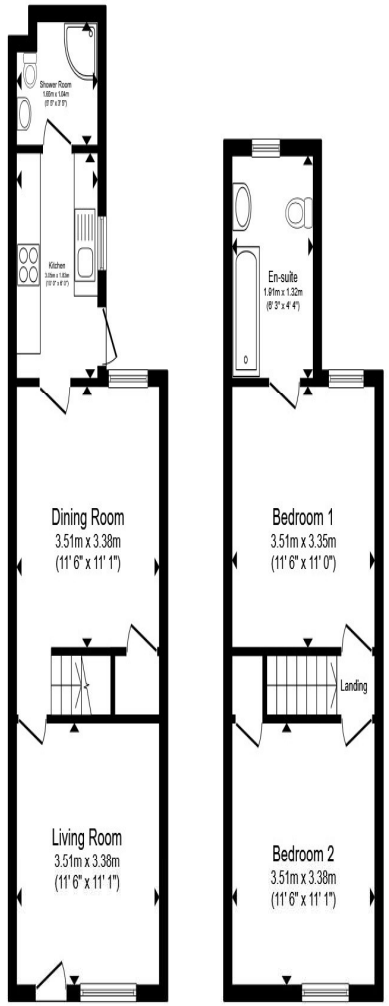
Landing
A clean and well-kept landing area providing access to both first-floor rooms. The neutral décor and natural light from the adjacent rooms help maintain a bright and airy feel throughout the upper level.

Bedroom One
A generous double bedroom with a large window and soft neutral décor. The room offers excellent natural light and includes space for wardrobes and additional furniture, creating a calm and comfortable retreat.

Bedroom Two
A further double bedroom featuring a cast-iron fireplace, built-in storage potential and neutral décor. The room is well-proportioned and flexible, suitable as a guest bedroom, home office or additional family space.

En Suite Bathroom
A stylish en suite bathroom accessed from the second bedroom, offering a modern white suite including bath, vanity basin and WC. The room features contemporary tiling, practical storage and a frosted window, creating a bright and functional private bathroom.

External
The property enjoys a long, mature rear garden with a mix of lawn, established shrubs and trees, offering a private outdoor space ideal for families or keen gardeners. A timber shed provides useful storage, while the garden's depth and greenery create a peaceful setting. The front of the property features classic terrace frontage with small gardens and traditional brickwork, contributing to the street's attractive period character.

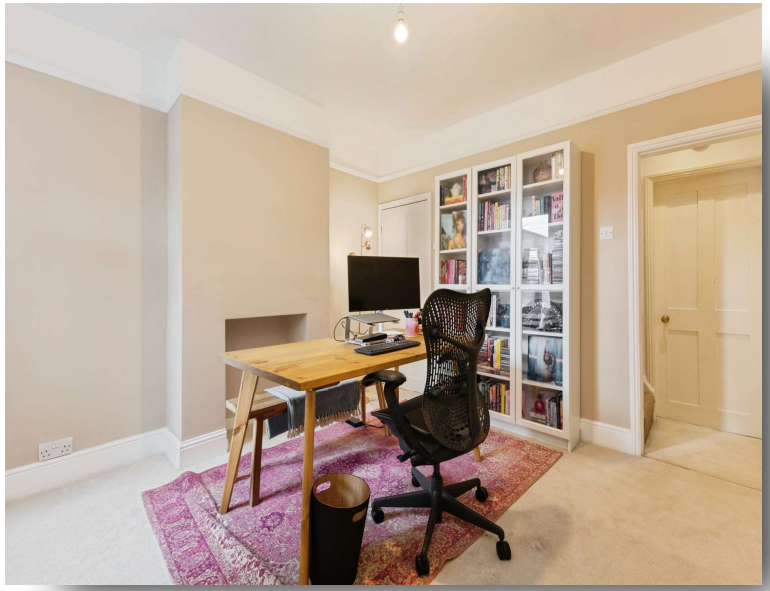


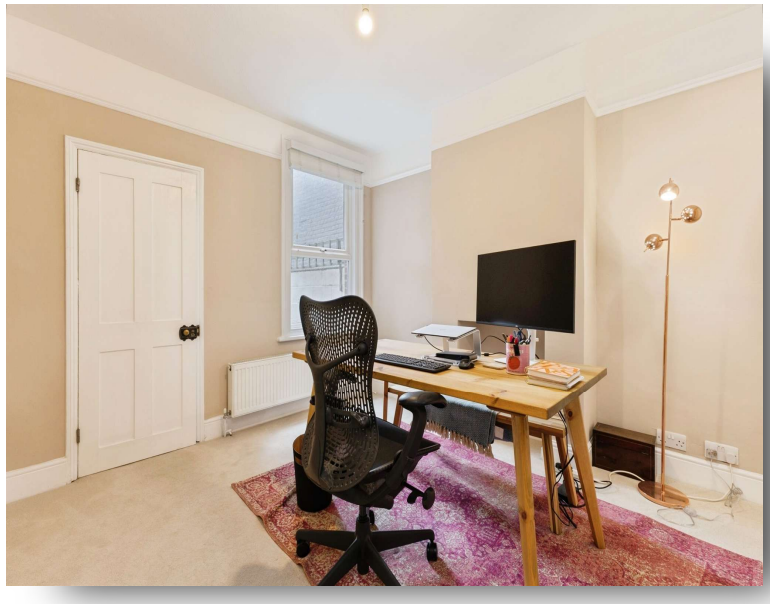
Ground Floor **First Floor**

Total floor area 74.1 m² (797 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.io

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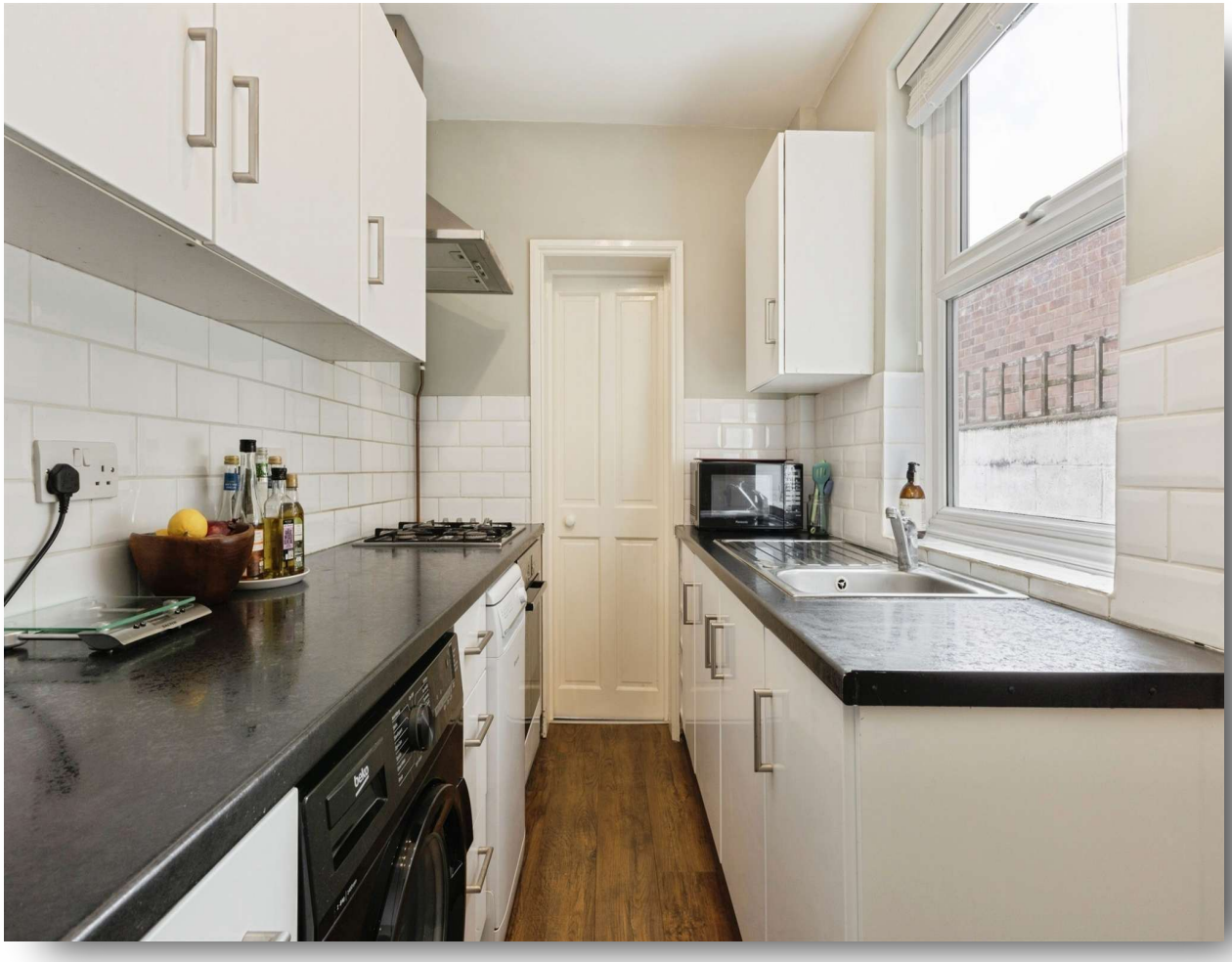
welcome to

Melrose Road,

NORWICH

- Period terrace with classic architecture
- Two double bedrooms including en suite
- Bright lounge with cast-iron fireplace
- Versatile dining room suitable for multiple uses
- Modern galley kitchen with sleek finishes

Tenure: Freehold EPC Rating: D
Council Tax Band: B



offers in excess of

£270,000

view this property online williamhbrown.co.uk/Property/UNR107170

The Property Ombudsman

Property Ref:
UNR107170 - 0005

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