

SHARE OF FREEHOLD



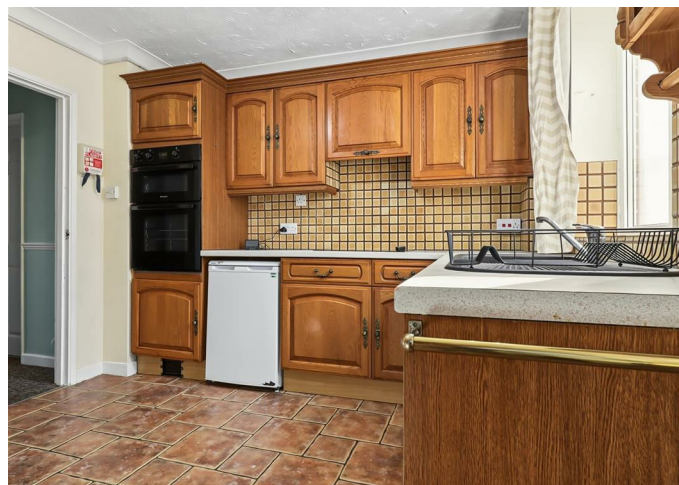
House - Mid Terrace (EPC Rating: C)

86 PECKOVER ROAD NORWICH NR4 7BP

Offers in excess of
£280,000

FEATURES

- Over-the-passage mid-terrace
- Spacious living/dining room
- Useful utility room
- Ground-floor shower room
- Popular NR4 location
- Four-bedroom
- Bright conservatory
- Ground-floor bedroom
- Private rear garden
- Close to local amenities



Ben Allman
Estate & Letting Agents

4 Bedroom House - Mid Terrace located in Norwich

An impressive and versatile four-bedroom over-the-passage mid-terrace home situated in the popular NR4 area of Norwich. Offering generous and flexible accommodation across two floors, this substantial property is ideally suited to family living or as an attractive investment opportunity.

A welcoming entrance hall provides access to the principal ground-floor accommodation, with stairs rising to the first floor and a convenient WC.

The exceptionally spacious living/dining room provides ample room for both a comfortable sitting area and a dedicated dining space. Double doors open into the conservatory, creating a versatile additional reception room which could be used as a second sitting area, dining room, family room or playroom, with a pleasant outlook towards the garden.

The large kitchen offers extensive storage and generous worktop space, providing a practical and well-proportioned heart to the home. The kitchen leads through to a useful utility room, which provides access to the side of the property and rear garden. The utility room also leads to a ground-floor shower room and the spacious primary bedroom, a well-sized double bedroom with double doors opening directly onto the garden.

The first-floor landing provides access to three further bedrooms. Bedroom two is a generous double bedroom with built-in storage, while bedroom three is another good-sized double bedroom with a large built-in cupboard. Bedroom four is slightly smaller but also benefits from built-in storage.

Completing the first floor is a separate family bathroom with bath, overhead shower and basin, together with a separate WC.

Outside, the property benefits from a private and spacious rear garden, offering ample room for garden furniture, outdoor dining and entertaining. Driveway parking is available to the front of the property, in addition to on-road parking.

ENTRANCE HALL

A generous and welcoming entrance hall provides access to the principal ground-floor accommodation, with stairs rising to the first floor and a convenient ground-floor WC.

LIVING/DINING ROOM

21'5" x 12'6"

The impressive living/dining room is a particularly spacious reception area, with ample room to create distinct sitting and dining zones. There is plenty of space for comfortable sofas, occasional furniture and a generous dining table, making this an ideal setting for both relaxed family life and entertaining guests.

CONSERVATORY

8'11" x 7'1"

Double doors lead from the living/dining room into the bright and versatile conservatory. Offering a lovely connection to the rear garden, this additional reception space could be enjoyed as a second sitting room, dining area, family room or simply a peaceful space to relax.

KITCHEN

12'3" x 10'7"

The generously proportioned kitchen is a wonderful feature of the home, offering a spacious and practical setting for everyday family life. With an excellent amount of storage, extensive worktop space and room for a range of appliances, there is plenty of space to cook, prepare and enjoy meals. The kitchen flows seamlessly through to the utility room, creating a convenient and well-connected layout with easy access towards the side and rear garden. Its generous proportions also provide an excellent opportunity for the new owner to personalise the space and create a kitchen perfectly suited to their lifestyle.

UTILITY

The kitchen leads through to a useful utility room, providing valuable additional space for appliances, storage and household requirements. The utility room also provides access to the side of the property and rear garden, making it particularly practical for everyday family living and outdoor activities.

SHOWER ROOM

Conveniently positioned on the ground floor, the shower room offers both practicality and style, featuring a walk-in shower along with a basin and WC. Its accessible layout makes it particularly useful for everyday family living, guests and those using the ground-floor accommodation.

PRIMARY BEDROOM

11'2" x 9'6"

The generously sized primary bedroom is a well-proportioned double room and benefits from the wonderful feature of double doors opening directly onto the rear garden. This creates a lovely connection with the outdoors and allows natural light to flow into the room.

FIRST FLOOR LANDING

The first-floor landing provides access to all three bedrooms, the family bathroom and separate WC.

BEDROOM TWO

12'6" x 10'9"

A further good-sized double bedroom, offering comfortable proportions and useful built-in storage. There is plenty of room for bedroom furniture while maintaining a spacious and relaxing feel.

BEDROOM THREE

10'6" x 9'11"

Another well-proportioned double bedroom featuring a large built-in cupboard, providing excellent storage and helping to keep the room feeling uncluttered.

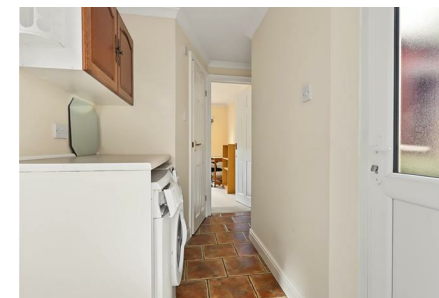
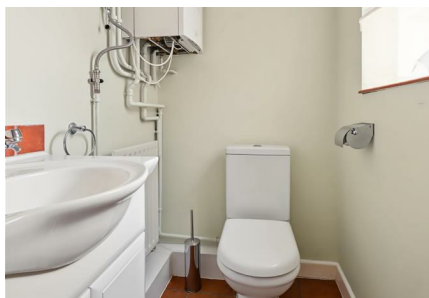
BEDROOM FOUR

12'6" x 8'2"

Bedroom four is a versatile additional bedroom with useful built-in storage. Slightly smaller than the other bedrooms, it would also make an excellent home office, study or hobby room if required.

BATHROOM

The property benefits from a separate family bathroom, fitted with a bath, overhead shower and basin, providing practical facilities for the first-floor bedrooms.





BEN ALLMAN ESTATE AGENTS | 2B SPROWSTON ROAD, NORWICH, NORFOLK, NR3 4QN



WC

A separate WC complements the family bathroom, offering additional convenience for residents and guests.

OUTSIDE

To the rear, the property enjoys a private and spacious garden, offering ample room for garden furniture, outdoor dining and entertaining. The generous outdoor space provides a lovely extension to the home and a pleasant setting to relax and enjoy throughout the warmer months. To the front of the property, driveway parking is available, along with on-road parking, adding to the practicality of this well-positioned home.

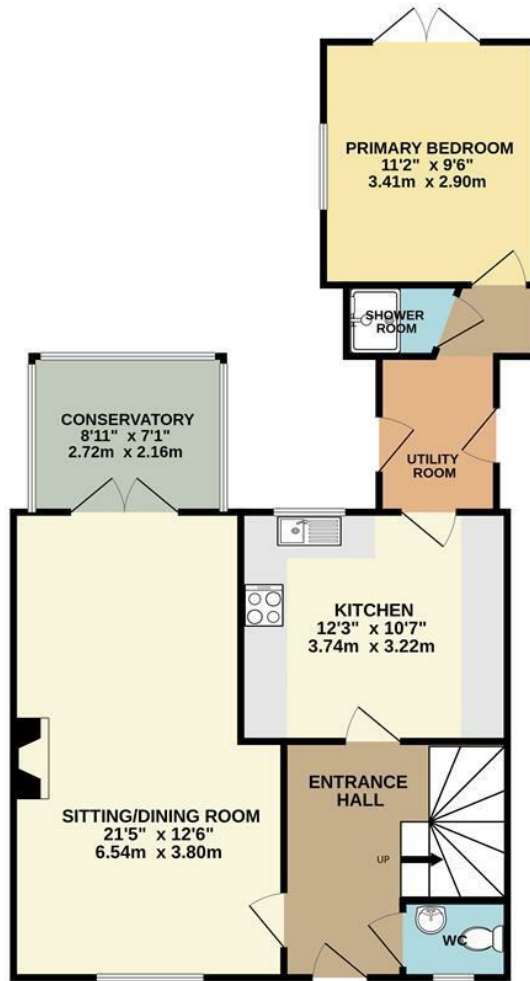
LOCATION

Situated in the popular NR4 area of Norwich, Peckover Road offers convenient access to a wide range of local amenities, shops, cafés, parks and transport links. The property is also well positioned for the University of East Anglia, making the location particularly appealing for students and investors.

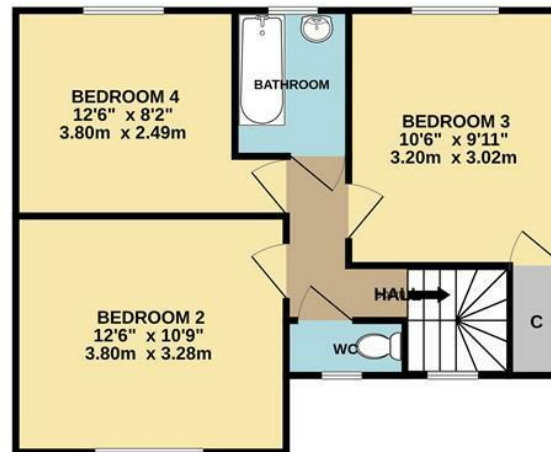
Norwich city centre is within easy reach, offering an excellent choice of shopping, restaurants, cafés, cultural attractions and leisure facilities, while the surrounding area provides a well-established and convenient residential setting.



GROUND FLOOR



1ST FLOOR



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.
Made with Metropix ©2026

Call us on

01603 555577

enquiries@baela.co.uk

<https://www.baela.co.uk>

Council Tax Band

B

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.

Ben Allman
Estate & Letting Agents