



THE STORY OF

4 Hillside Avenue

Norwich, Norfolk

SOWERBYS



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4 Hillside Avenue

Norwich, Norfolk
NR7 0QN

Substantial Family Home

Immaculately Presented Throughout

Highly Versatile Accommodation

Four/Five Bedrooms

Ground Floor Bedroom Option

Detached Studio/Annexe

Generous Plot and Pristine Gardens

Highly Sought After Village Location

Easy Reach of Norwich

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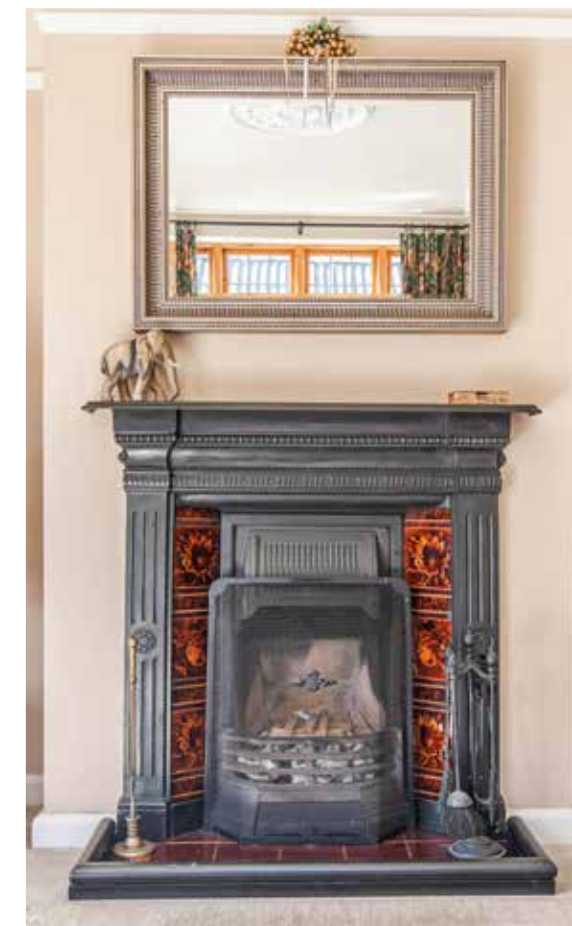


Located on a prime plot on one of Thorpe St Andrew's most sought-after streets, this detached home features timeless architecture and offers over 1,750 sq. ft. of beautifully presented living space. The layout includes traditional reception rooms and a detached studio/annexe, making it versatile for modern family life.

The open-plan kitchen/breakfast room is a welcoming hub, perfect for family gatherings. The timber-framed garden room and formal sitting room provide inviting spaces to relax throughout the year. A study at the front, which could double as a fifth bedroom, adds flexibility, complemented by a nearby WC.

Upstairs, three bedrooms enjoy natural light, high ceilings, and distinctive charm, all served by a central family bathroom. The detached studio/annexe with an en-suite shower room offers additional flexibility, ideal for home working or accommodating family members.

The property boasts a generously sized plot with ample off-road parking and a detached garage at the front. The rear gardens are a tranquil retreat, featuring landscaped lawns, flower beds, and a sun terrace. A summerhouse adds charm, while a secluded kitchen garden provides a peaceful escape.





The detached studio/
annexe is such a valuable
addition, whether
for older children,
dependent relatives, or
working from home.





Whilst every attempt has been made to ensure the accuracy of the floor plan 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 or tenant. 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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Norwich

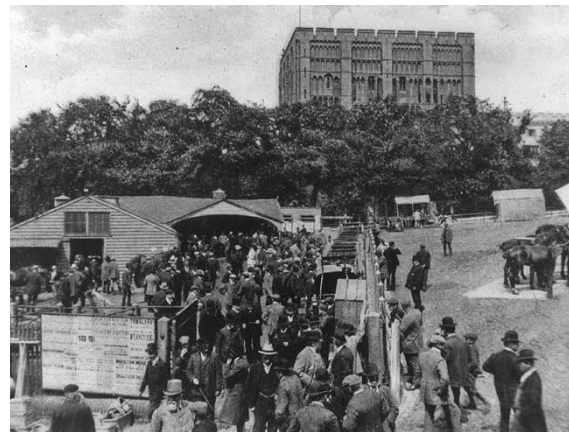
THE ANCIENT CAPITAL OF
OUR BELOVED COUNTY

Norwich, an ancient city steeped in a millennium of history, has long been a haven for writers, radicals, and independent thinkers, fostering a rich culture and creative spirit. Its meticulously preserved medieval streets host a thriving community of small businesses, a dynamic culinary scene, and a vibrant arts culture. As a gateway to a county renowned for its pristine landscapes, expansive skies, and untouched vistas, Norwich continues to inspire.

Named one of the best places to live in 2021, Norwich sits approximately 20 miles from the coast where the River Yare and the River Wensum converge, the latter meandering through its heart. Once the second largest city in England during the 11th century, Norwich proudly retains its title as the UK's most complete medieval city. Historic paths like Elm Hill beckon with Tudor architecture and quaint cafés leading to the majestic Norwich Cathedral, a testament to its thousand-year legacy.

West of the city, the University of East Anglia stands as a striking example of brutalist architecture, housing the Sainsbury Centre for modern and ethnographic art. Norwich's property landscape offers diversity, from Victorian city-centre dwellings and converted mills to town houses and contemporary luxury homes. The "Golden Triangle" is cherished among families, while nearby rural villages like Stoke Holy Cross, Surlingham, and Bawburgh offer larger estates and idyllic countryside living.

With direct trains to London's Liverpool Street in just 90 minutes and an airport connecting to UK cities and Amsterdam, Norwich blends historical charm with modern connectivity—a city that captivates and welcomes all who embrace its allure.



Note from Sowerbys



“This fine detached home occupies one of the best plots on what is arguably Thorpe St Andrew’s most desirable road.”



SERVICES CONNECTED

Mains water, electricity, gas and drainage. Gas central heating.

COUNCIL TAX

Band D.

ENERGY EFFICIENCY RATING

D. Ref:- 0387-3051-9206-7545-3200

To retrieve the Energy Performance Certificate for this property please visit <https://find-energy-certificate.digital.communities.gov.uk/find-a-certificate/search-by-reference-number> and enter in the reference number above. Alternatively, the full certificate can be obtained through Sowerbys.

TENURE

Freehold.

LOCATION

What3words: ///globe.driven.feared

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SOWERBYS

We are proudly supporting these Norfolk charities by organising and participating in events throughout 2025, along with making a donation for every home we sell.



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