



THE STORY OF
130 Hall Road
Norwich, Norfolk

SOWERBYS



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130 Hall Road

Norwich, Norfolk
NR1 2PU

Handsome Edwardian City Home
with Striking Period Features

Prime End of Terrace Position

Elegant Formal Reception Rooms
with Original Detailing

Modern Open Plan Kitchen/Dining

Four Generously Proportioned
Bedrooms, Three with En-Suites

Impressive Loft Conversion Offering
Versatile Living Space

Principal Bedroom with En-Suite
and Abundant Natural Light

Converted Garage Studio/Gym Ideal
for Home Working or Hobbies

East Facing Garden with Breakfast
Terrace and Off Road Parking

Easy Walk to City Centre,
Riverside and Train Station

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Standing proud on a popular road within easy walking distance of the city centre, this handsome Edwardian residence showcases the very best of Norwich's rich architectural heritage, while offering a subtle blend of modern living to suit today's lifestyle.

Beyond the charming façade, a classic reception hall sets the tone, with ornate original plasterwork adorning the ceiling and walls. The front reception room is a fine example of period design – high ceilings, tall windows, and beautiful character detailing combine to create an impressive formal space.

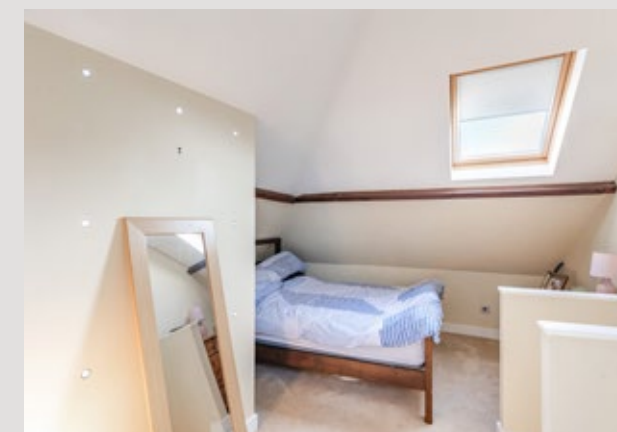
To the rear, the home opens into a wonderfully versatile semi open plan kitchen, dining and living area – perfect for family life or entertaining. A further ground floor reception, a well-equipped utility, and a stylish bathroom complete the ground floor.

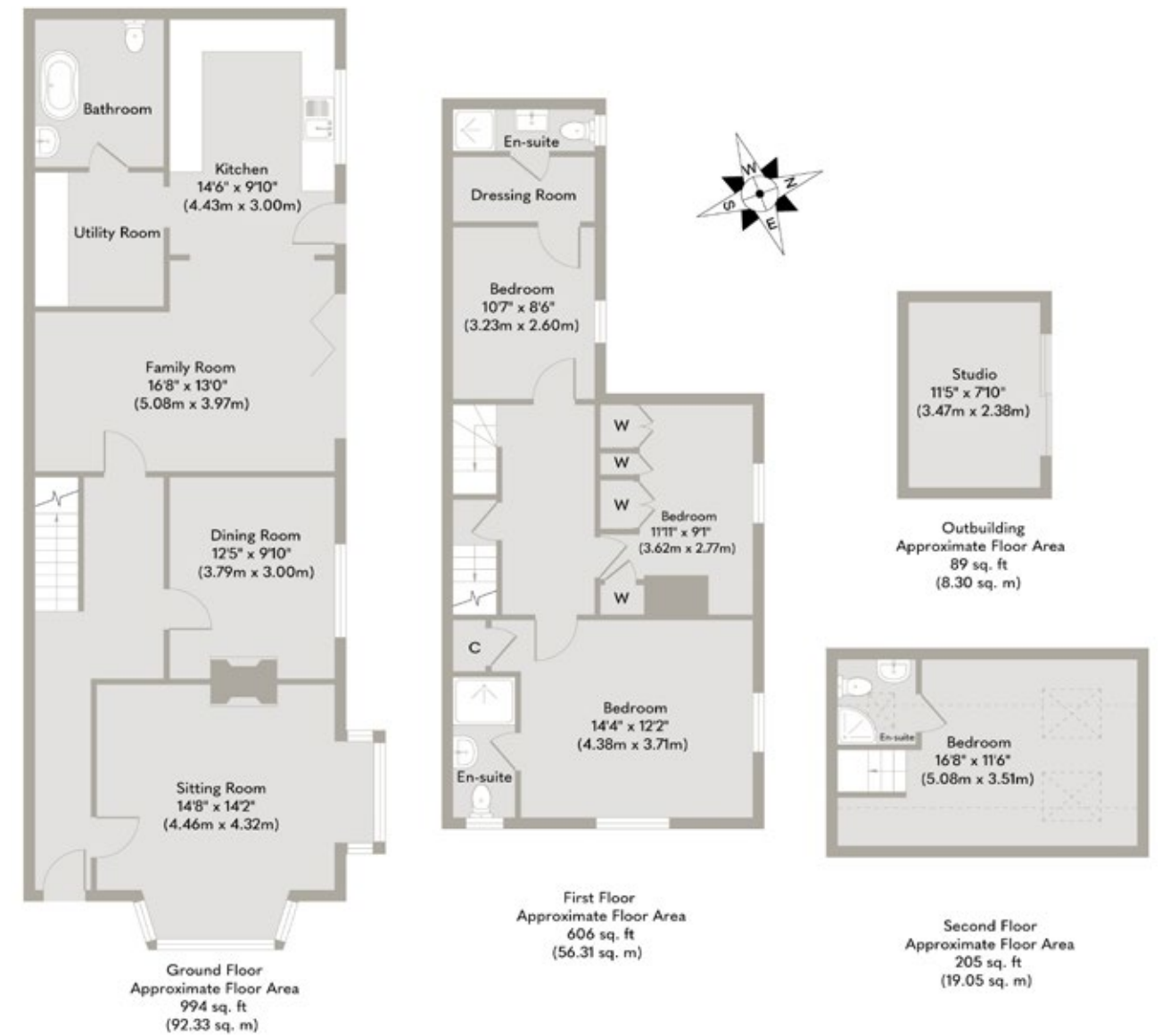
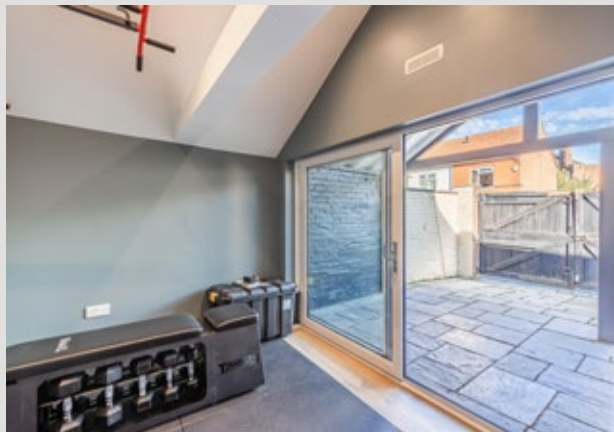
Upstairs, the principal bedroom enjoys generous proportions, a wealth of natural light and an en-suite shower room. A second en-suite bedroom features a dressing area, while the third bedroom offers built-in storage.

The top floor has been converted to provide a superb en-suite bedroom with space for seating or study – ideal for older children or as an additional work-from-home space.

Outside, the corner plot allows for a beautifully arranged garden with an east-facing terrace, lawned area and off-road parking behind wooden gates. A former garage has been cleverly transformed into a fully insulated studio/gym, ideal for hobbies or working from home.

A truly impressive home, just a short walk from Norwich city centre and the train station.





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

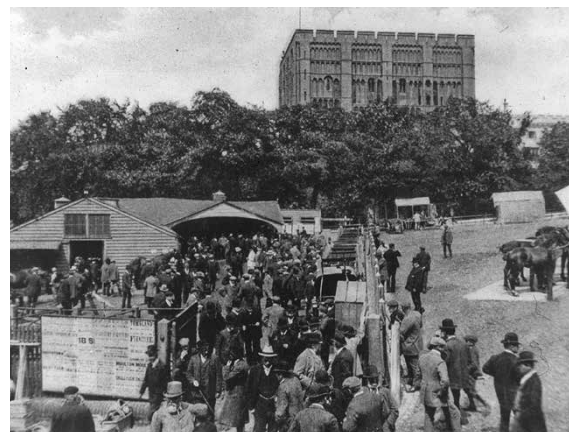
THE ANCIENT CAPITAL OF
OUR BELOVED COUNTY

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



“A grand reception hall welcomes with ornate plasterwork and soaring ceilings, setting a tone of quiet opulence that resonates throughout.”



SERVICES CONNECTED

Mains electricity, water, gas and drainage.

COUNCIL TAX

Band C.

ENERGY EFFICIENCY RATING

D. Ref:- 0090-3680-0222-5197-3093

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: ///slate.parade.apple

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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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