



**Mill Hill Road**  
**Norwich, NR2 3DS**  
**Guide price £700,000**

**claxtonbird**  
residential

## Mill Hill Road, Norwich, NR2 3DS

\*\*\*Guide Price £700,000 - £725,000\*\*\* ClaxtonBird are delighted to offer this substantial detached five double bedroom period home situated within the heart of the Golden Triangle area of Norwich. The property offers a host of original features throughout including fireplaces and high ceilings with accommodation over three main floors and an additional lower ground floor basement. The accommodation comprising entrance hall, cloakroom, 16'4 sitting room, bay fronted dining room and open plan kitchen / dining room overlooking the garden to the ground floor, whilst to the first floor there are three large double bedrooms, bathroom and cloakroom off landing. On the second floor there are two further double bedrooms and scope to create a further bathroom. Externally, the rear garden is a mature tiered garden offering a good degree of privacy. Viewing is highly recommended.

### Entrance Porch

Feature stained glass double doors with stained glass window above, glazed pitched roof, window to side aspect and further double doors leading out to the rear garden.

### Entrance Hall

Glazed entrance door, window to side aspect, stairs to first floor, decorative balustrade, double storage cupboard with shelving, high ceilings, cornice, radiator and door to basement.

### Cloakroom

Low level WC, wash hand basin, tiled floor, radiator and window to rear aspect.

### Sitting Room 16'4" x 11'11" max to recess (4.98 x 3.64 max to recess )

Secondary glazed sash window to front aspect, marble fire surround, high ceilings, ceiling rose, cornice, picture rail and radiator.

### Dining Room 10'11" max into recess x 16'7" max into bay (3.34 max into recess x 5.06 max into bay)

Large box bay secondary glazed sash window to front aspect, cast iron fireplace with tiled hearth and marble surround, high ceilings, ceiling rose, cornice, picture rail and radiator.

### Open Plan Kitchen / Breakfast Room 20'2" max to recess x 12'11" max (6.17 max to recess x 3.96 max )

L shaped room.

### Dining Area

Sash window to rear aspect, space for dining table and chairs, glazed wall mounted cupboard and shelving to recesses, pamment tiled floor, high ceilings, radiator and glazed door to garden.

### Kitchen Area

Fitted kitchen comprising wall and base units with solid block wooden work surface over, double stainless steel sink with mixer tap, built in oven with hob and extractor over, plumbing for washing machine and dishwasher, space for fridge, wall mounted central heating boiler, tiled splash backs, pamment tiled floor, high ceilings and sash window overlooking the garden.

### First Floor Landing 12'2" x 8'10" (3.71 x 2.70)

Sash window to side aspect, doors to all first floor rooms, stairs to second floor, decorative balustrade, and radiator.

### Bedroom 11'10" max x 16'3" (3.62 max x 4.96)

Secondary glazed sash window to front aspect, decorative cast iron fireplace inset with marble surround, fitted shelving, built in storage cupboard, high ceilings, picture rail, connecting door to bedroom two and radiator.

### Bedroom 12'10" x 10'11" max (3.93 x 3.35 max)

Secondary glazed sash window overlooking the garden, feature cast iron fireplace with wood surround, built in storage cupboard, high ceilings and picture rail.

### Bedroom 16'9" max into bay x 11'0" max into recess (5.11 max into bay x 3.36 max into recess)

Feature box bay secondary glazed sash window to front aspect, feature cast iron fireplace with tiled hearth and marble surround, built in storage cupboard, high ceilings, picture rail and radiator.

### Bathroom 8'10" x 7'0" max (2.71 x 2.14 max)

Suite comprising panel bath with shower over, wash hand basin, airing cupboard housing the water cylinder, part tiled walls, tiled floor, radiator and sash window overlooking the rear garden.

### Cloakroom

Low level WC, tiled floor, radiator and sash window to rear aspect.

### Second Floor Landing 11'3" x 11'11" max (3.43 x 3.64 max )

Velux windows to rear aspect, window to side aspect, sink unit with cupboard beneath, eaves storage, storage cupboard and loft access. There is scope to convert part of the landing into a further room/bathroom if required.

### Bedroom 11'11" max x 20'11" (3.65 max x 6.40)

Velux window to front aspect, feature sash window to rear aspect, fitted wardrobes and cupboards and radiator.

### Bedroom 17'9" x 11'3" max restricted head height (5.42 x 3.43 max restricted head height)

Upvc double glazed window to front aspect and radiator.

### Front Garden

Lawned garden enclosed by wall with shrub borders and steps and gated pathway leading to the entrance porch. Space for bins/bicycles.

### Rear Garden

Mature tiered rear garden offering a good degree of privacy, with a variety of mature flower, shrub and tree borders and insets. Adjacent to the kitchen / dining room, there is a patio area providing ample space for outside table and chairs with a retaining wall, shrub borders and outside tap.

### Basement 11'8" x 8'7" (3.57 x 2.62)

Window to front aspect, shelving and pamment tiled floor.

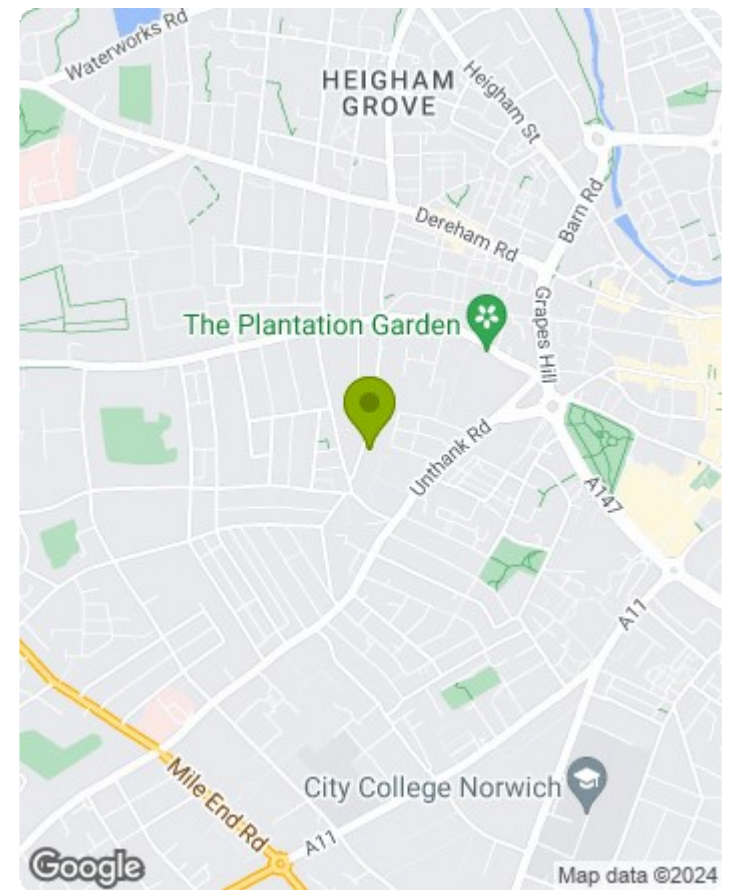
### Agents Note

Council Tax Band F





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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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			
		59	80
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	

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