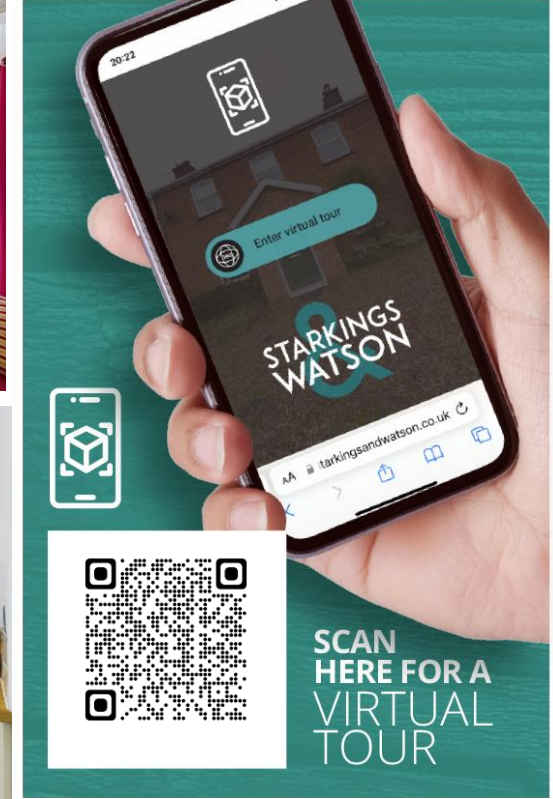


MILL HILL ROAD Norwich NR2 3DR

Freehold | Energy Efficiency Rating : E

To arrange an accompanied viewing please pop in or call us on 01603 336116

FOR SALE PROPERTY



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- Favoured Golden Triangle Setting
- End-Terrace Home
- Large Garden with Lawn & Patio
- Accommodation Over Four Floors
- Three Reception Rooms
- Four Bedrooms
- Updated Kitchen & Bathroom
- Potential to Extend & Further Modernise

IN SUMMARY

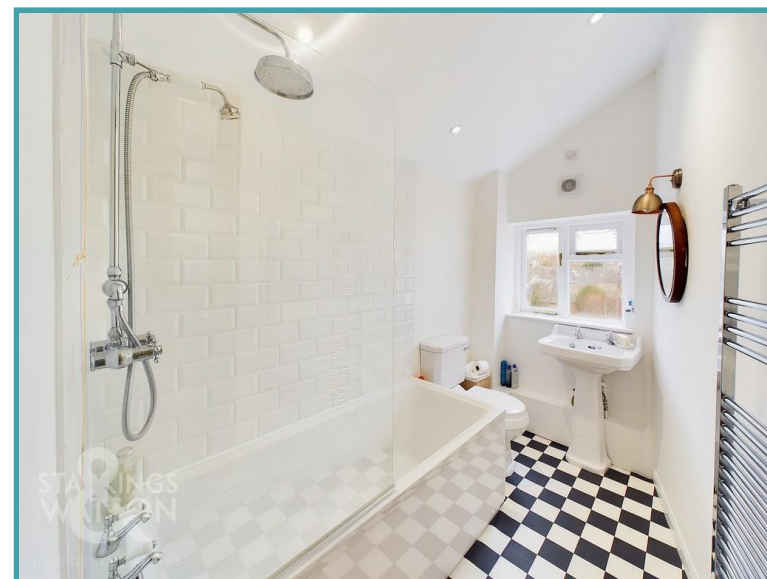
A FAMILY HOME FOR OVER 36 YEARS, but it is now time for a new owner to MODERNISE and PROGRESS this UNIQUE FOUR STOREY property which extends to 1195 sq.ft (stms). Situated in the GOLDEN TRIANGLE with a LARGE LAWNED GARDEN, some of the neighbouring properties have undergone extensive modernisation, showcasing what an AMAZING OPPORTUNITY this home offers. With the KITCHEN and FAMILY BATHROOM updated in recent years, the property is more than liveable, allowing a new owner to decide whether extending into the NON-BISECTED GARDEN is best, or perhaps OPEN PLAN LIVING OPTIONS (stp). Stairs lead to the porch, with TWO RECEPTION ROOMS and a STUDY to the rear. The AMAZING BASEMENT LEVEL could be transformed for MODERN LIVING, leading straight onto the garden, with a DINING ROOM, family room or bedroom, pantry and KITCHEN. The first floor offers TWO BEDROOMS and the family bathroom can be found, with a TOP FLOOR MAIN BEDROOM.

SETTING THE SCENE

With a walled boundary to your right hand side, a traditional tiled pathway with a brick walled frontage leads to the gardens. Laid to shingle with various planting, steps lead up to the main entrance door. Mill Hill Road is a pretty terrace street, located within a short walk to the City Centre and the vibrant Unthank Road for local amenities.

THE GRAND TOUR

Stepping inside, a porch entrance greets you, with a stripped wood door opening to the bay fronted sitting room. With an arched recess in the original chimney breast, this light and bright reception room offers high ceilings and a door with adjacent borrowed light heading into the dining room or family room depending on how you arrange the accommodation. With far reaching views out of the window, stairs lead up and down, whilst the study is located beyond - a compact but functional space which is ideal to tuck yourself away in. The stairs leading down go straight into a dining or breakfast room with the kitchen open plan to the rear. A more modern addition, the kitchen offers storage and work surfaces, whilst being supported by a large walk-in pantry which offers further space for appliances. The front family room could be a home office or snug if required. Heading up, the first floor offers two bedrooms off the landing of which both could take a double bed, along with the re-fitted family bathroom which features a rainfall shower over the bath. The top floor is one large double bedroom with far reaching views and built-in storage in the eaves.



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THE GREAT OUTDOORS

Stepping outside, a covered porch area leads from the lower ground level, with an adjacent storage/washroom which includes a toilet, sink and space for a washing machine. Being the end of the row, the garden is non-bisected, with a raised patio area initially greeting you. Steps lead down through an arch to a lawned garden with a timber shed at the bottom. With brick walling to one side, the left boundary is mainly open, with various planting and a wildlife pond.

OUT & ABOUT

Located in the heart of Norwich City Centre to provide an urban retreat, whilst being far enough away from the hustle and bustle, but within convenient walking distance to the main shopping district, city college, train station and Riverside complex. A number of pubs, cafes, restaurants, cinema and bars can be found along with fantastic shopping outlets. Easy access to main road links can be found, in particular the A11 and A47.

FIND US

Postcode : NR1 3DR

What3Words : ///comet.tennis.admits

VIRTUAL TOUR

View our virtual tour for a full 360 degree of the interior of the property.

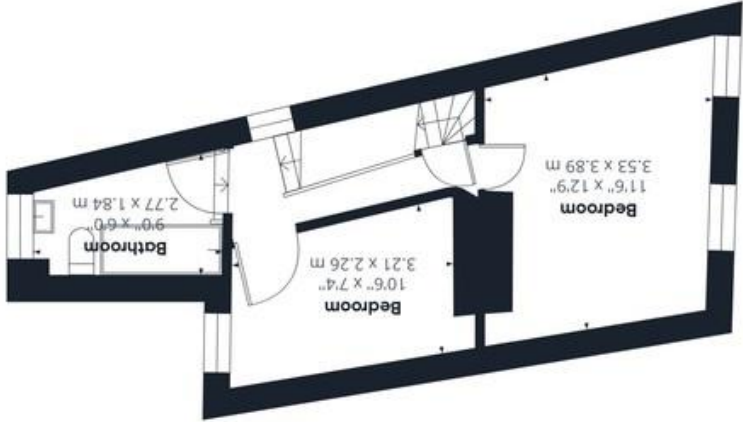
Disclaimer: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers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

Price:

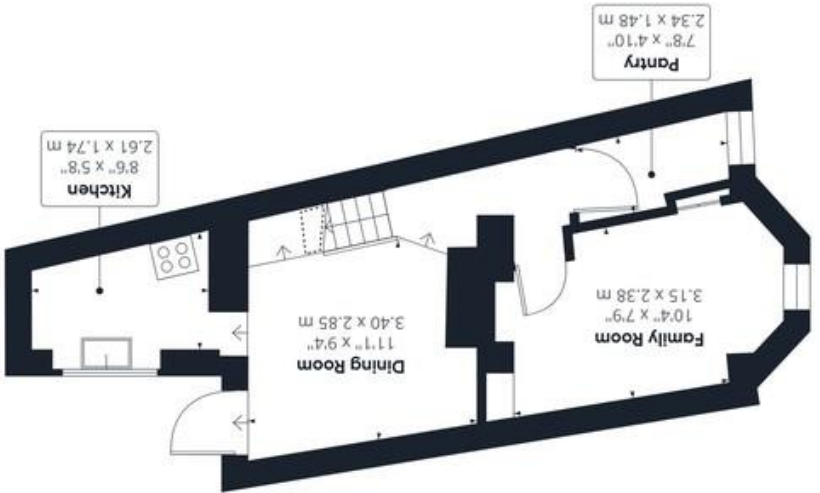


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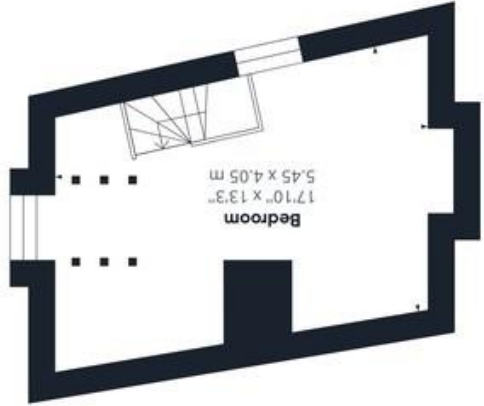
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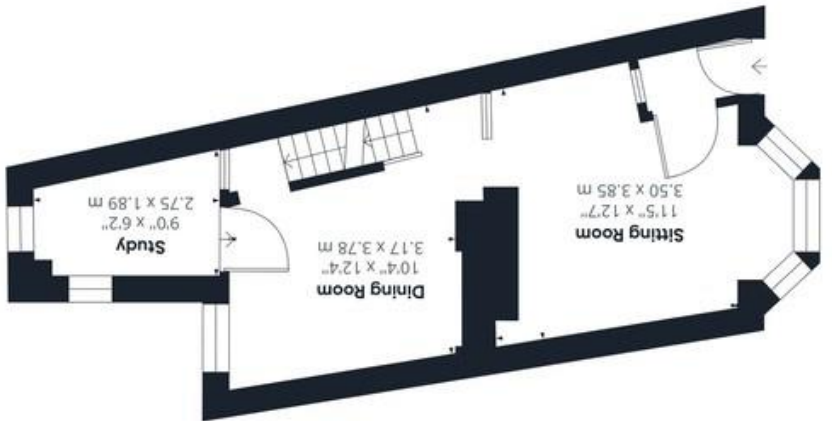
Floor 1



First Floor



Floor 2



Ground Floor

GIRAFFE360
While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

(1) Excluding balconies and terraces
Reduced headroom (below 1.5m/4.92ft)

Approximate total area⁽¹⁾
1195.57 ft²
111.07 m²
Reduced headroom
8.55 ft²
0.79 m²