



23 Half Mile Road, Norwich

£260,000 Leasehold

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Families looking for space, practicality, and outdoor appeal will find plenty to enjoy in this four-bedroom semi-detached home. The ground floor features a spacious bay-fronted lounge, a separate snug, and a bright conservatory that opens onto a private rear garden with mature planting, a patio, a nature pond, and a hot tub. The modern kitchen provides generous storage and dining space, alongside a separate utility room and a convenient ground-floor WC. Upstairs, three double bedrooms and a smaller fourth bedroom are served by a contemporary family bathroom with a corner bath and separate shower. Off-road parking is provided by a driveway and garage, which also benefits from a newly installed flat roof with a 25-year guarantee.

Location

Half Mile Road is situated in a popular residential area to the north of Norwich city centre, offering excellent access to both local amenities and green open spaces. Just a short distance from bustling Aylsham Road, residents benefit from a range of nearby shops, cafés, supermarkets, and takeaways, along with



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Half Mile Road, Norwich

Step through the front door into a welcoming entrance hall that sets the tone for the rest of the home. Immediately ahead, you'll find the spacious, light-filled lounge, a standout room with a large bay window that floods the space with natural light. The original tiled fireplace mantel adds a touch of period charm, even though the fireplace itself is no longer in use. Practical shelving under the stairs provides useful storage for books, decor, or everyday essentials. This room flows directly into a cosy and versatile snug, ideal as a reading nook, hobby area, playroom, or home office, depending on your needs.

Continue through to the heart of the home, a generous, modern kitchen designed for both functionality and comfort. It features a wide range of fitted units, solid wood countertops, and a classic range cooker, making it a practical and stylish space for cooking and gathering. The natural stone flooring is both durable and attractive, ideal for busy family life. There's ample space for a full-sized dining table, making this a true hub for meals and conversation.

A door opens into a bright conservatory, extending the living area and offering flexible space for lounging, entertaining,



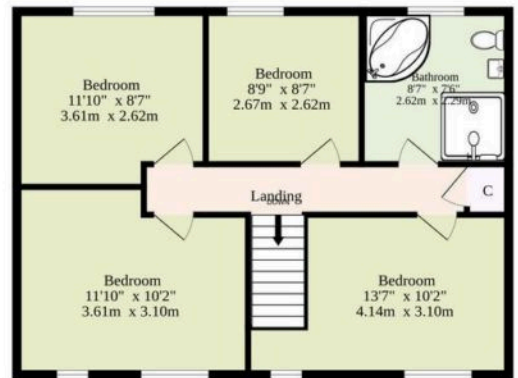
We understand that the property will be sold leasehold, connected to all main services.

Approximately 83 years remaining on the lease

Ground Floor
606 sq.ft. (56.3 sq.m.) approx.



1st Floor
588 sq.ft. (54.6 sq.m.) approx.



Sqft Includes Garage

TOTAL FLOOR AREA : 1388sq.ft. (128.9 sq.m.) approx.

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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