



26 South Hill Close
Norwich, Norfolk, NR7 0NQ

BROWN & CO



26 South Hill Close, Norwich, Norfolk, NR7 0NQ

A beautifully renovated three/four bedroom detached house with attractive landscaped gardens, extensive parking and garaging.

£550,000



DESCRIPTION

No. 26 South Hill Close comprises a delightful, detached residence offered to the market in superb order having been extensively renovated by the current owners since they acquired the property in 2012. The house comes to the market for the first time in that period and will be of great interest to a variety of buyers keen to establish themselves in a cul-de-sac location, in a special place. The whole enjoys a high degree of privacy throughout, particularly in the west facing gardens which have been lovingly landscaped.

Built in the early 1970's with significant later additions by the current owners, the house enjoys light and airy accommodation across two excellent floors. There is a lovely feel, particularly on the ground floor with the principal sitting room and kitchen dining room accessed off an impressive hall. The kitchen has been beautifully designed with handleless base units and links with the dining area and the adjoining utility/laundry room beautifully. In addition, there is a useful cloakroom and study/bedroom four with storage with all main rooms benefiting from views over the gardens.

On the first floor there are three super bedrooms, and the family bathroom positioned off the main landing.

The principal bedroom is a superb space with its vaulted ceiling and large window flooding light through this space. Furthermore, there is a lovely four piece en-suite. The accommodation is in exceptional order throughout.

The gardens and grounds act as major feature to the house and no.26 arguably enjoys the best position on South Hill Close, being at the end, tucked away with privacy. The property is approached into a large driveway with parking offered for several vehicles leading up to the garage.

The west facing gardens are magnificent with many points of interest. A large timber terrace wraps across the rear façade and the distinctive circular design acts as the focal point to the gardens with various paved walkways and seating areas. The gardens are mainly lawned and there are a good range of flower beds and borders elevated with attractive sleepers providing all year-round colour.

The whole is enclosed by panel fencing.

Services – Mains water, mains drainage, mains electricity, mains gas central heating.

Acreage – 0.15 acres (stms)

Local authority – Broadland District Council.

LOCATION

The popular suburb of Thorpe St Andrew is conveniently located to the east of the city with easy access to the A47 Norwich Southern Bypass and to North Norfolk via the recently opened Northern Distributor Road. South Hill close is situated off South Hill Road which leads down from Plumstead Road East. Amenities in the area include local shops and a Sainsbury's store, all levels of schools, riverside Public Houses and restaurants along Yarmouth Road, health and leisure centres, doctor's and dentist's surgeries and a veterinary practice. Norwich railway station can also be found to the east of Norwich city centre.

DIRECTIONS

From Prince of Wales Road follow till the end of the road and turn right at the traffic lights onto Riverside Road. Proceed out of Norwich continuing over the roundabout (second exit) onto Gurney Road and follow until you reach the traffic lights at the brow of the hill. Continue across the crossroads into Salhouse Road and at the mini roundabout take the third exit onto Woodside Road. Follow Woodside Road to the next mini roundabout and take the first exit onto Plumstead Road East. Take the first right into South Hill Road. South Hill Close is on the right hand side and is accessed after the turnings for Caston Road and Belmore Road.

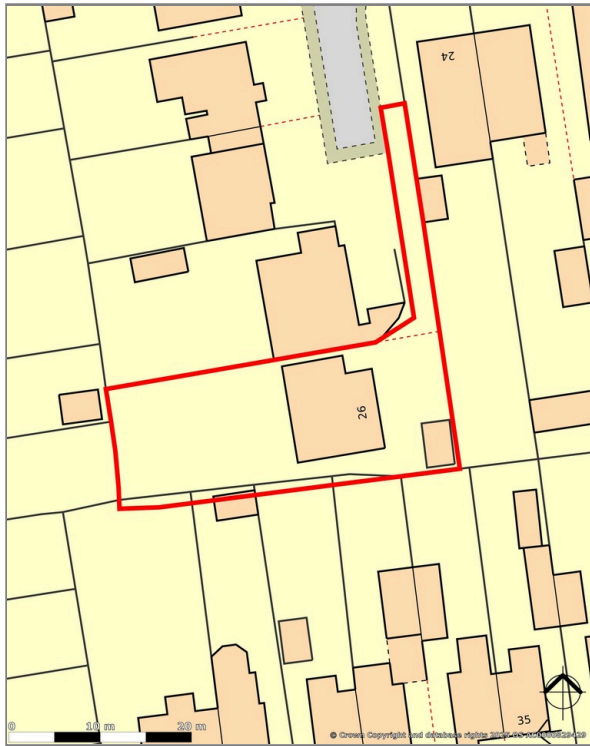


AGENT'S NOTES:

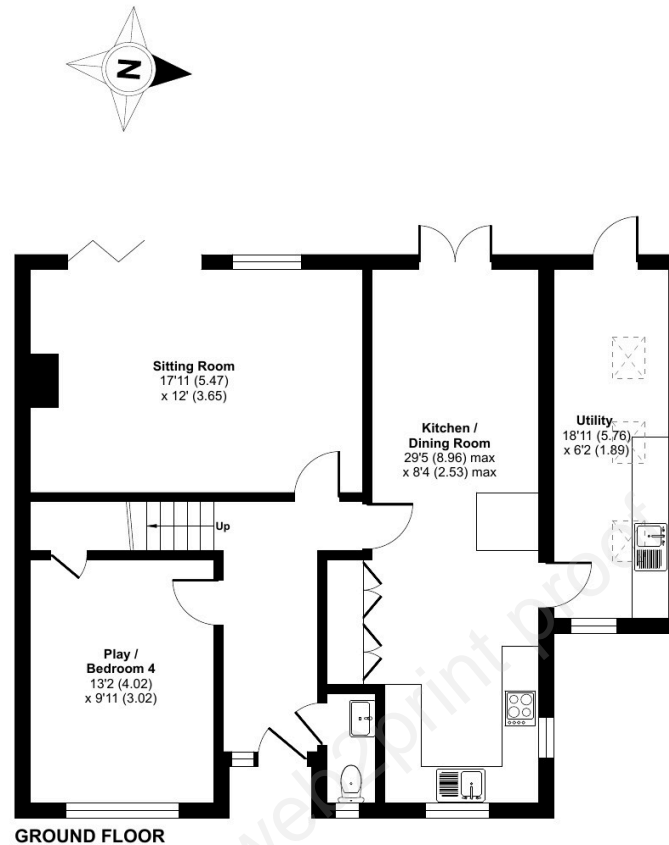
- (1) The photographs shown in this brochure have been taken with a camera using a wide angle lens and therefore interested parties are advised to check the room measurements prior to arranging a viewing.
- (2) Intending buyers will be asked to produce original Identity Documentation and Proof of Address before solicitors are instructed.

VIEWING Strictly by prior appointment through the selling agents' Norwich Office. Tel: 01603 629871





Score	Energy rating	Current	Potential
92+	A		
81-91	B		82 B
69-80	C	73 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © n|checon 2025. Produced for Brown & Co. REF: 1248145

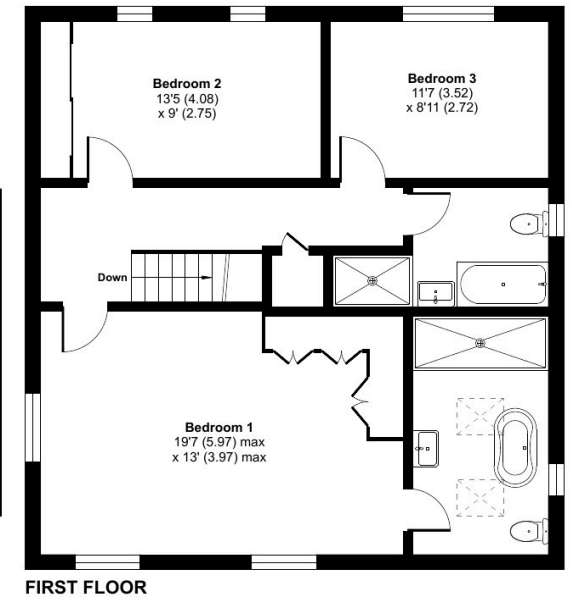
South Hill Close, Norwich, NR7

Approximate Area = 1701 sq ft / 158 sq m

Garage = 144 sq ft / 13.3 sq m

Total = 1845 sq ft / 171.3 sq m

For identification only - Not to scale



IMPORTANT NOTICES

Brown&Co for themselves and for the Vendors or Lessors of this Property give notice that: 1. These particulars are intended to give a fair and accurate general outline only for the guidance of intending Purchasers or Lessees and they do not constitute an offer or contract or any part of an offer or contract. 2. All descriptions, dimensions, references to condition and other items in these Particulars are given as a guide only and no responsibility is assumed by Brown&Co for the accuracy of individual items. Intending Purchasers or Lessees should not rely on them as statements or representations of fact and should satisfy themselves as to the correctness of each item by inspection or by making independent enquiries. In particular, dimensions of land, rooms or buildings should be checked. Metric/imperial conversions are approximate only. 3. Intending Purchasers or Lessees should make their own independent enquiries regarding use or past use of the property, necessary permissions for use and occupation, potential uses and any other matters affecting the property prior to purchase. 4. Brown&Co, and any person in its employ, does not have the authority, whether in these Particulars, during negotiations or otherwise, to make or give any representation or warranty in relation to this property. No responsibility is taken by Brown&Co for any error, omission of mis-statement in these particulars. 5. No responsibility can be accepted for any costs or expenses incurred by intending Purchasers or Lessees in inspecting the property, making further enquiries or submitting offers for the Property. 6. All prices are quoted subject to contract and exclusive of VAT, except where otherwise stated. 7. In the case of agricultural property, intending purchasers should make their own independent enquiries with the RPA as to Basic Payment Scheme eligibility of any land being sold or leased. 8. Brown&Co is the trading name of Brown&Co - Property and Business Consultants LLP. Registered Office: The Atrium, St Georges St, Norwich NR3 1AB. Registered in England and Wales. Registration Number OC302092. Particulars Dated February 2025. Ref. 61200

Brown&Co

The Atrium | St George's Street | Norwich | NR3 1AB

T 01603 629871

E norwich@brown-co.com

BROWN & CO

Property and Business Consultants