



10c Mill Hill Road
Norwich, Norfolk, NR2 3DP

BROWN & CO



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Most attractive four bedroom semi-detached family home with wonderful later additions in a prime position in the Golden Triangle.

Offers in Excess of £795,000



DESCRIPTION

No. 10c Mill Hill Road is a delightful four-bedroom semi-detached home believed to date back to 1927 with later additions and is beautifully positioned within a prime residential area close to the centre of Norwich.

The property is superbly presented throughout having been subject to improvements to kitchen, utility and general re-decoration since ownership began in 2021. The house represents a wonderful opportunity to live in a special place with fine views over the chimney pots of Norwich being enjoyed from various levels within the house and gardens.

The property is approached from the front into a spacious entrance hall with useful storage and enjoys access to the principal sitting room with bay window and log burner, cloakroom, and the kitchen dining room.

The hub of the home is the wonderful open plan kitchen dining room which enjoys stunning floor to ceiling glass (3.5m x 5m) and has been cleverly arranged to feature a curved ceiling with delightful views over the landscaped tiered garden.

The kitchen itself features a range of integrated appliances, Quartz worksurfaces, a Morse circular log burner, pantry cupboard and solid wood pine floors throughout. Further rooms to the ground floor include a lovely bedroom with further access onto the terrace via patio doors, and en-suite with marble tile surround, utility room, and a single garage with access via a hatch in the roof space to the upper-level garden.

The first-floor features three bedrooms and a family bathroom off the landing with all rooms enjoying picturesque views over the gardens or to the West over Norwich's skyline. The principal bedroom enjoys an original fireplace, bedroom two features access into the garden via patio doors onto the terrace, and a further space saver staircase services two very useful rooms in the attic space, with more superb views to the Northwest and East.

The gardens and grounds are a major feature of the property and have been carefully constructed to provide a modern, yet tasteful setting over various levels with emphasis on entertaining areas. The terrace with slate floor to the ground floor enjoys a range of raised beds and views back into the property, a floating stainless-steel staircase provides access

to the first and second floor tiers with a range of exotic jungle plants which include ferns, lily's, palms, rhubarbs, banana plants and various others. A pizza oven and fitted BBQ act as further lovely features to this level. The top tier enjoys stunning views over the house to the West and offers a great deal of privacy.

Services – We believe all mains services are connected to the property.

LOCATION

Situated on Mill Hill Road, being one of the prime residential areas close to the centre of Norwich and bordered by Portersfield Road and College Road. There are a wide range of amenities in the area including local shops in Unthank Road and access to the centre of the city is good. There is also easy access to the outer ring road with public and private schools within easy reach.

DIRECTIONS

From the Grapes Hill roundabout take Convent Road to the next roundabout and bear left onto Unthank Road. Follow the Unthank Road down for approximately 200yards before making a right turn onto Park Lane. Follow Park lane before



taking a right turn onto Mill Hill Road. Continue along Mill Hill Road and the property is located on the right-hand side.

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		81 B
69-80	C		
55-68	D	67 D	
39-54	E		
21-38	F		
1-20	G		



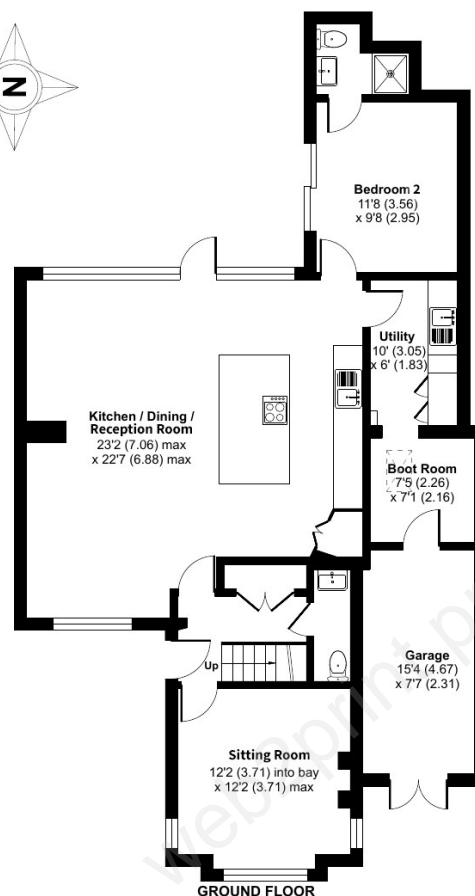
Mill Hill Road, Norwich, NR2

Approximate Area = 1841 sq ft / 171 sq m

Garage = 117 sq ft / 10.8 sq m

Total = 1958 sq ft / 181.8 sq m

For identification only - Not to scale



SECOND FLOOR

Attic Room
21' (6.40)
x 16'4 (4.98)

Study
12'4 (3.76)
x 7'7 (2.31)



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nktchecom 2024. Produced for Brown & Co. REF: 1189206

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