

abbotFox





Golden Triangle, Norwich, NR2  
£500,000

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We are a team of genuine individuals who hold a deep passion for both property and marketing. Collectively, we bring over 70 years of experience in the property market of Norfolk and Suffolk. Our affection for both counties runs deep, and we are enthusiastic about sharing our passion with you.

Colin McKenzie | **Branch Partner**













## THE DETAIL\_\_\_\_\_

abbotFox presents this beautifully appointed three-bedroom period home, ideally positioned on the sought-after Mill Hill Road in the heart of Norwich's Golden Triangle. Seamlessly blending timeless charm with modern comfort, this striking residence offers generous living spaces, original features, and thoughtful updates throughout.

An inviting entrance hall leads to a light-filled bay-fronted lounge, perfect for relaxed evenings and then opens onto an office space, perfect for those working from home. The open-plan kitchen and dining area is set on the lower floor and is the heart of the home offering a sociable space with direct access to a private rear garden that's made for entertaining. This floor is completed with the addition of a utility cloakroom.

The upper floors offer three well-proportioned bedrooms which are complemented by a contemporary family bathroom, creating a versatile layout for families, professionals, or those seeking stylish city living.

Located just moments from the vibrant heart of Norwich, with an array of independent shops, cafes, and excellent transport links, this home demands an internal viewing to be appreciated.











## THE HIGHLIGHTS\_\_

- Sought after residential location
- Accommodation over four floors
- Stunning kitchen diner with access to private gardens
- Period features with a modern convenience
- Easy access to local amenities
- Internal viewng highly recommended

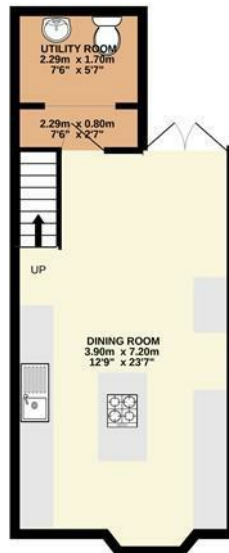
1ST FLOOR  
31.3 sq.m. (337 sq.ft.) approx.



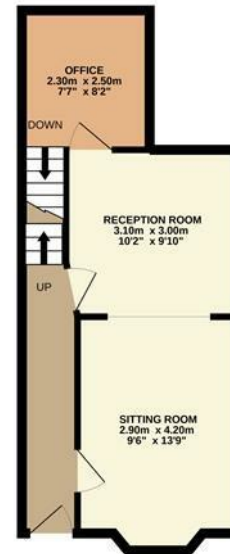
2ND FLOOR  
12.1 sq.m. (130 sq.ft.) approx.



BASEMENT  
33.0 sq.m. (355 sq.ft.) approx.



GROUND FLOOR  
33.0 sq.m. (355 sq.ft.) approx.



TOTAL FLOOR AREA : 109.4 sq.m. (1178 sq.ft.) 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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EPC RATING -

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Let's talk

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