



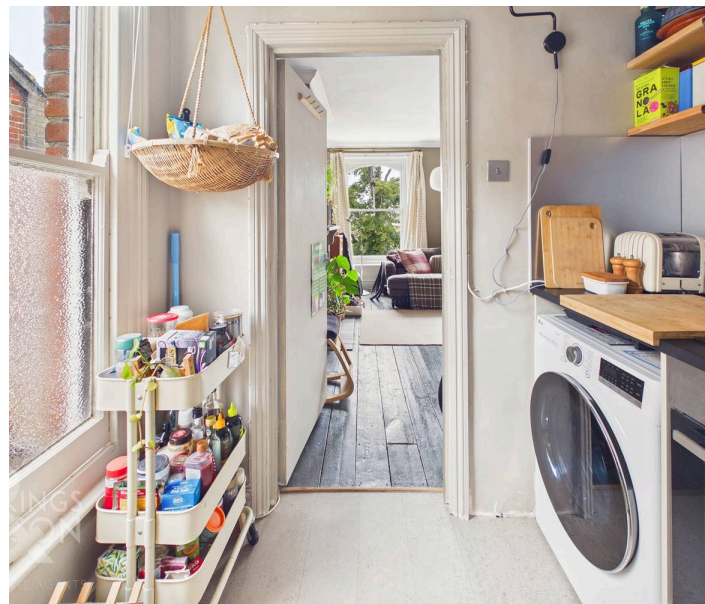
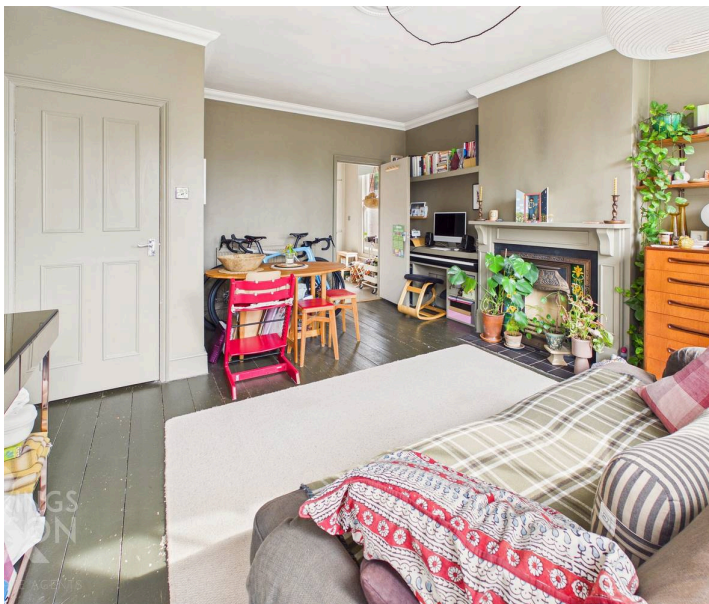
Mill Hill Road, Norwich - NR2 3DS



Mill Hill Road

Norwich

Welcome to this ATTRACTIVE FIRST FLOOR FLAT, BEAUTIFULLY SET WITHIN A PERIOD STYLE BUILDING IN THE HIGHLY SOUGHT AFTER 'GOLDEN TRIANGLE' OF NORWICH. Step through the secure communal entrance hall, complete with stairs to the first floor and a buzzer intercom entry system, and discover a WELL LIT SITTING/DINING ROOM, perfect for relaxing or entertaining, featuring a CHARMING REPRODUCTION FIREPLACE and a seamless flow into the MODERN KITCHEN with INTEGRATED APPLIANCES. The DOUBLE BEDROOM enjoys a LEAFY TREE LINED OUTLOOK, providing a peaceful retreat, whilst the EN-SUITE BATHROOM boasts CONTEMPORARY FITTINGS and a stylish finish. Every element of this home has been thoughtfully designed to maximise comfort and privacy, offering a harmonious blend of period character and modern convenience. With its spacious layout, generous ceiling heights, and abundance of natural light, this property is ideal for first-time buyers, professionals, or those seeking a tranquil city base.



To the rear, a communal CAR PARK is on offer for residents of the building alongside manicured and well looked after open spaces and lawns.

Council Tax band: A

Tenure: Leasehold

EPC Energy Efficiency Rating: D

- Attractive First Floor Flat Situated Within A Period Style Building
- Sought After Location Within Norwich's Sought After 'Golden Triangle'
- Well Lit Sitting/Dining Room off Kitchen with Feature Fireplace
- Double Bedroom with Leafy Tree Lined Outlook
- Attractive Modern En-suite Bathroom
- Communal Entrance Hall with Stairs to First Floor & Secure Buzzer Intercom Entry System
- Enclosed Communal Residents Shingled Car Park to Rear
- Communal Hedged Garden with Mature Shrubbery

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 football ground, train station and Riverside complex.



A number of pubs, cafes, restaurants, cinema and bars can be found along with a fantastic shopping outlet. Easy access to main road links can be found in particular the A11 and A47.

SETTING THE SCENE

The property is set back from the street where mature shrubbery borders separate the building from the public footpath, giving a private feel to the front of the home, whilst gentle steps take you up towards the main front door with buzzer intercom entry system.

THE GRAND TOUR

Once inside, a central hallway is the first space to greet you, granting the ideal space to stow away coats and shoes before heading into the remainder of the home, where the large double bedroom emerges to your right-hand side, complete with tall ceilings and carpeted flooring, leaving more than enough room for a large double bed with additional soft furnishings. Through to the ensuite bathroom, where the space has been finished with predominantly tiled around and rainfall showerhead mounted over the bath with vanity storage and a ladder-level radiator. The main living space comes in the form of a stunning double-fronted sitting room where natural light penetrates every corner, courtesy of the large sash windows and tall ceilings. The open solid wood flooring leaves room for potential choice of layout of soft furnishings to include both a sitting and formal dining room suite, whilst a feature period-style, tiled fireplace sits towards the centre of the room as a focal point. Just off to the side of the sitting room is the modern fitted kitchen, where a range of base-mounted storage units are accompanied by squared-edge work surfaces with an inset sink and integrated appliances to include an oven and hob, dishwasher and fridge/freezer, with space and plumbing remaining for a washing machine or dishwasher.

FIND US

Postcode : NR2 3DS

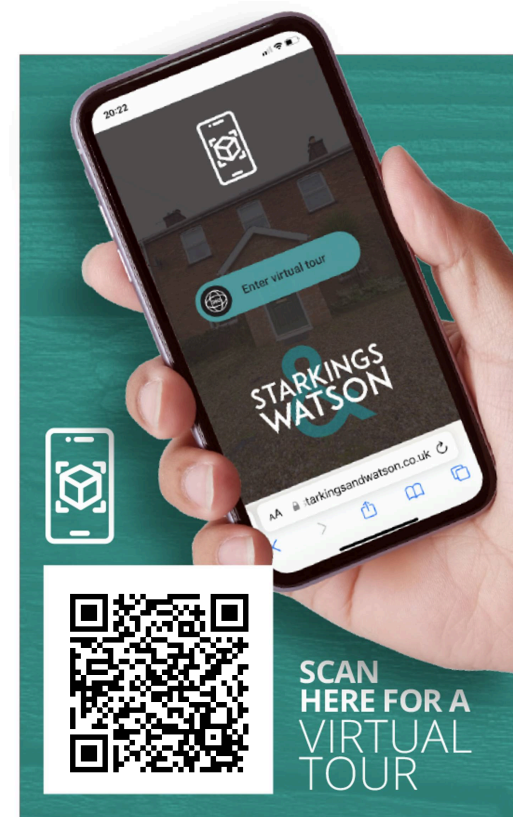
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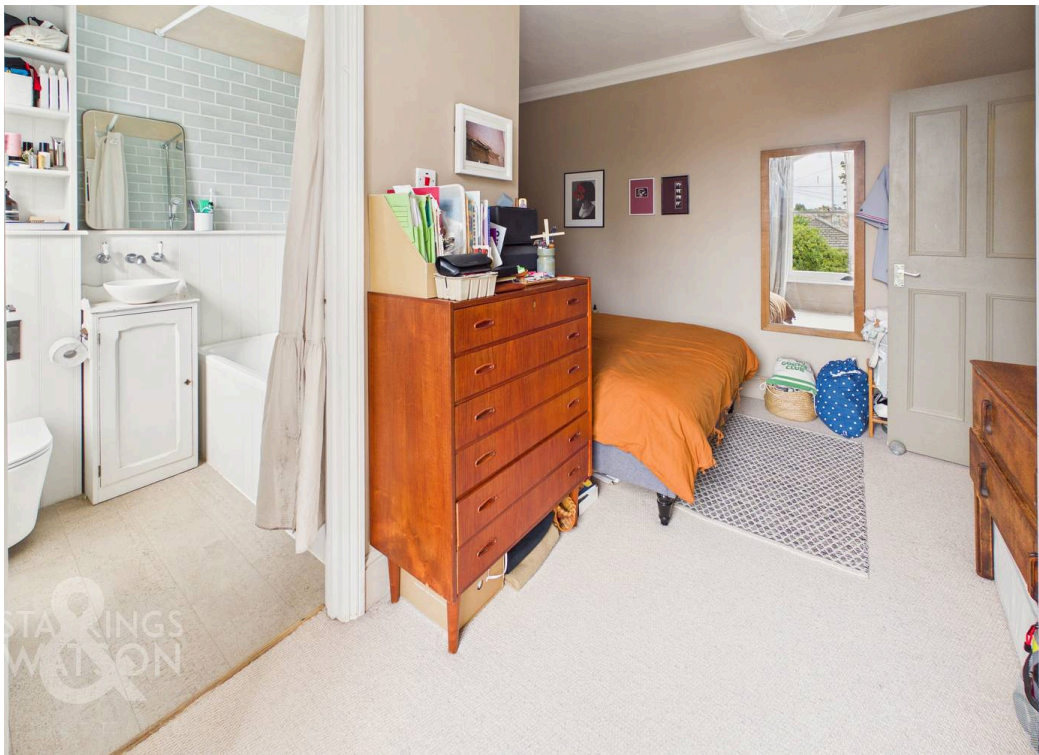
VIRTUAL TOUR

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

AGENTS NOTES

The property is offered on a leasehold basis where 105 years remain on the lease. Yearly Ground Rent charges amount to £100 P/A and Service Charges are £1800 P/A.

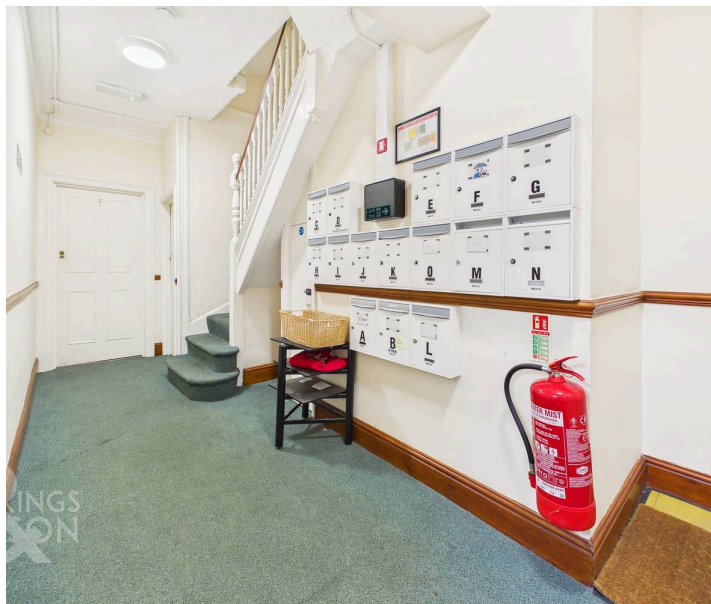


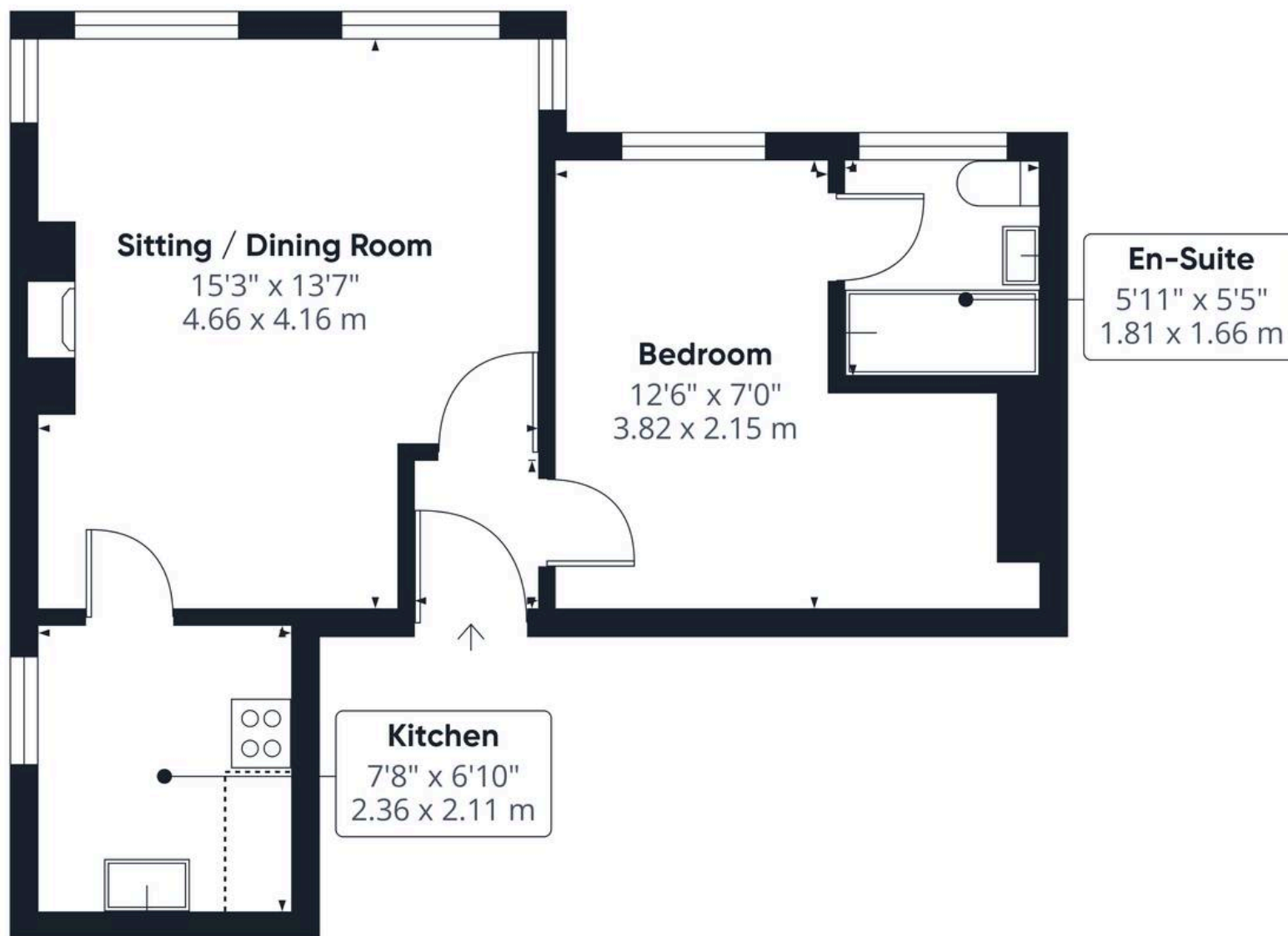




THE GREAT OUTDOORS

To the front accessed via hardstanding steps, a small communal hedged lawned area can be found wrapping around the building, enclosed with mature shrubbery and hedging, whilst to the rear the communal parking is located.





Approximate total area⁽¹⁾

413 ft²

38.3 m²

Reduced headroom

6 ft²

0.5 m²

(1) Excluding balconies and terraces

Reduced headroom

Below 5 ft/1.5 m

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360



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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.