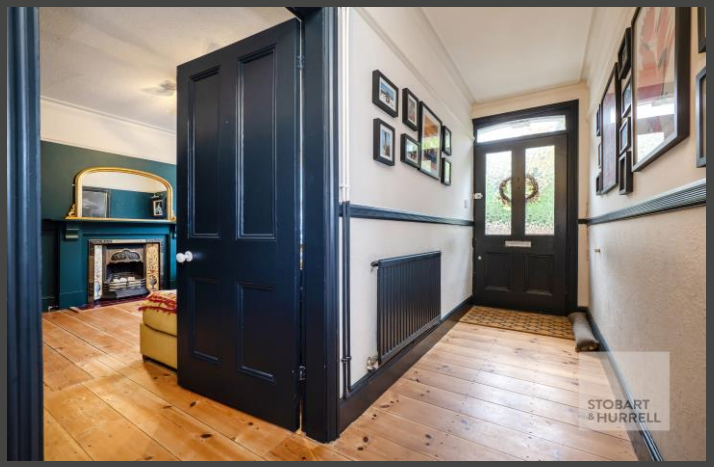


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17 Hill House Road, Norwich, Norfolk, NR1 4BE

Situated to the east of Norwich city centre, this attractive mid-terrace period property offers a wonderful combination of comfortable modern living and convenient city access. The location is particularly appealing, with a variety of local amenities close at hand, including Lion Wood Recreation Ground, popular public houses and cafés. The railway station and Riverside leisure and retail complex are both within approximately half a mile, providing an excellent choice of restaurants, shops, a cinema and supermarket.

Set back from the road and screened by a low brick wall, the property is approached through a metal entrance gate onto an attractive, low-maintenance frontage. On-street permit parking is available. To the rear, an enclosed courtyard garden provides a private and sheltered outdoor space, ideal for relaxing, enjoying a morning coffee or entertaining friends and family.

Having been modernised by the current owners, the property is beautifully presented throughout, combining contemporary touches with charming character features. The main entrance opens into a welcoming hallway, with doors leading to a comfortable lounge featuring an ornate fireplace, a separate cloakroom and a formal dining room. To the rear, an open-plan kitchen/breakfast and family room provides a sociable heart to the home, complete with a characterful stove, useful pantry and access to the courtyard garden. The first floor offers three bedrooms, together with a well-appointed family bathroom featuring an attractive feature bath. The principal bedroom benefits from built-in storage and an adjoining shower area, adding further practicality to the accommodation.

The Property's location is a further enhanced with the nearby River Wensum providing a beautiful backdrop to city living. Its scenic waterways offer opportunities for boating and canoeing, while a selection of riverside pubs and restaurants provide inviting places to stop and enjoy the surroundings. Riverside walking and cycling routes wind their way through the heart of Norwich, while the nearby Marriott's Way offers an extensive network of approximately 26 miles of pathways, popular with walkers, runners and cyclists alike. Norwich itself offers an excellent range of shopping, dining and leisure facilities, together with a choice of highly regarded state and independent schools.



Terraced



House



Older



2 Bathrooms



2 Receptions



3 Bedrooms



Tax Band B



On-Street Permit Parking



No Garage


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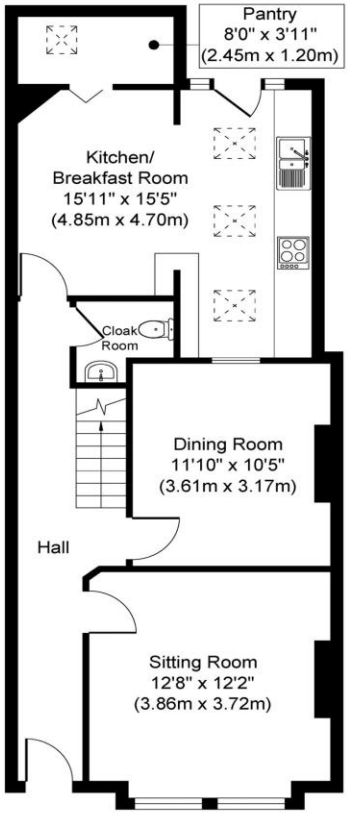

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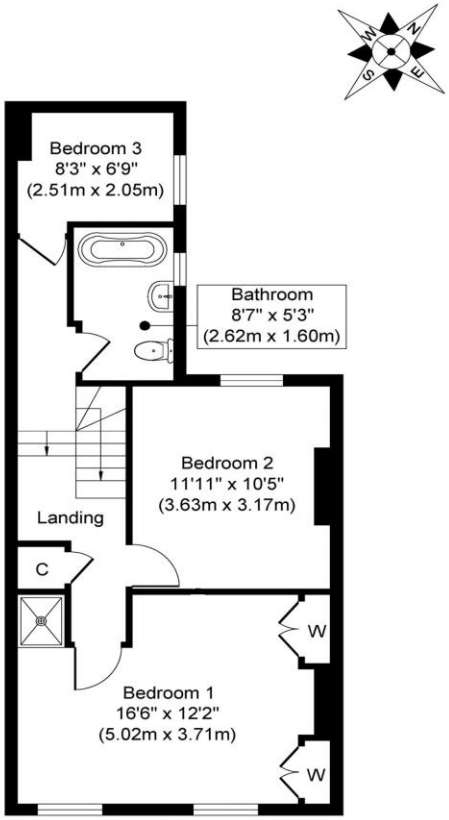

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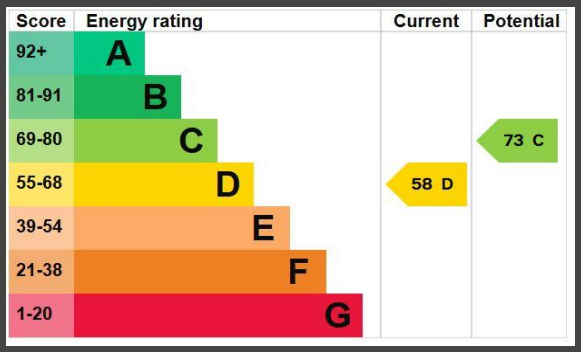


Ground Floor
Approximate Floor Area
688 sq. ft
(64.01 sq. m)



First Floor
Approximate Floor Area
530 sq. ft
(49.26 sq. m)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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.The measurements should not be relied upon for valuation, transaction and/or funding purposes This plan is for illustrative purposes only and should be used as such by any prospective purchaser or tenant. 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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