



THE STORY OF

7a Hillside Road

Norwich, Norfolk

SOWERBYS



THE STORY OF

7a Hillside Road

Norwich, Norfolk
NR7 0QG

Superb Detached Home

Three Reception Rooms

Garden Room and Studio Room

Kitchen/Breakfast Room

Utility Room and Cloakroom

Four First Floor Bedrooms

En-Suite Bathroom and Family Shower Room

Driveway with Parking

Two Store Rooms

Raised Terrace

Lawn and Established Planting

SOWERBYS NORWICH OFFICE

01603 761441

norwich@sowerbys.com





Set back from one of the area's most desirable roads, this substantial detached home enjoys an excellent sense of privacy, with mature boundary planting screening the house from the road. A generous gravelled driveway provides ample parking and leads to the shallow double garage, while the broad frontage creates an inviting first impression.

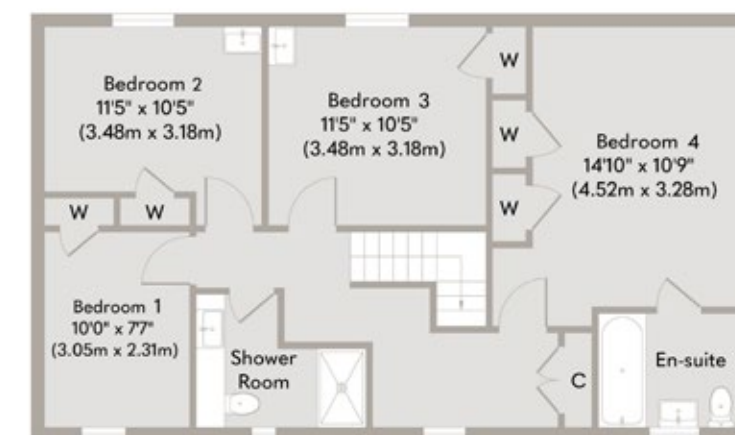
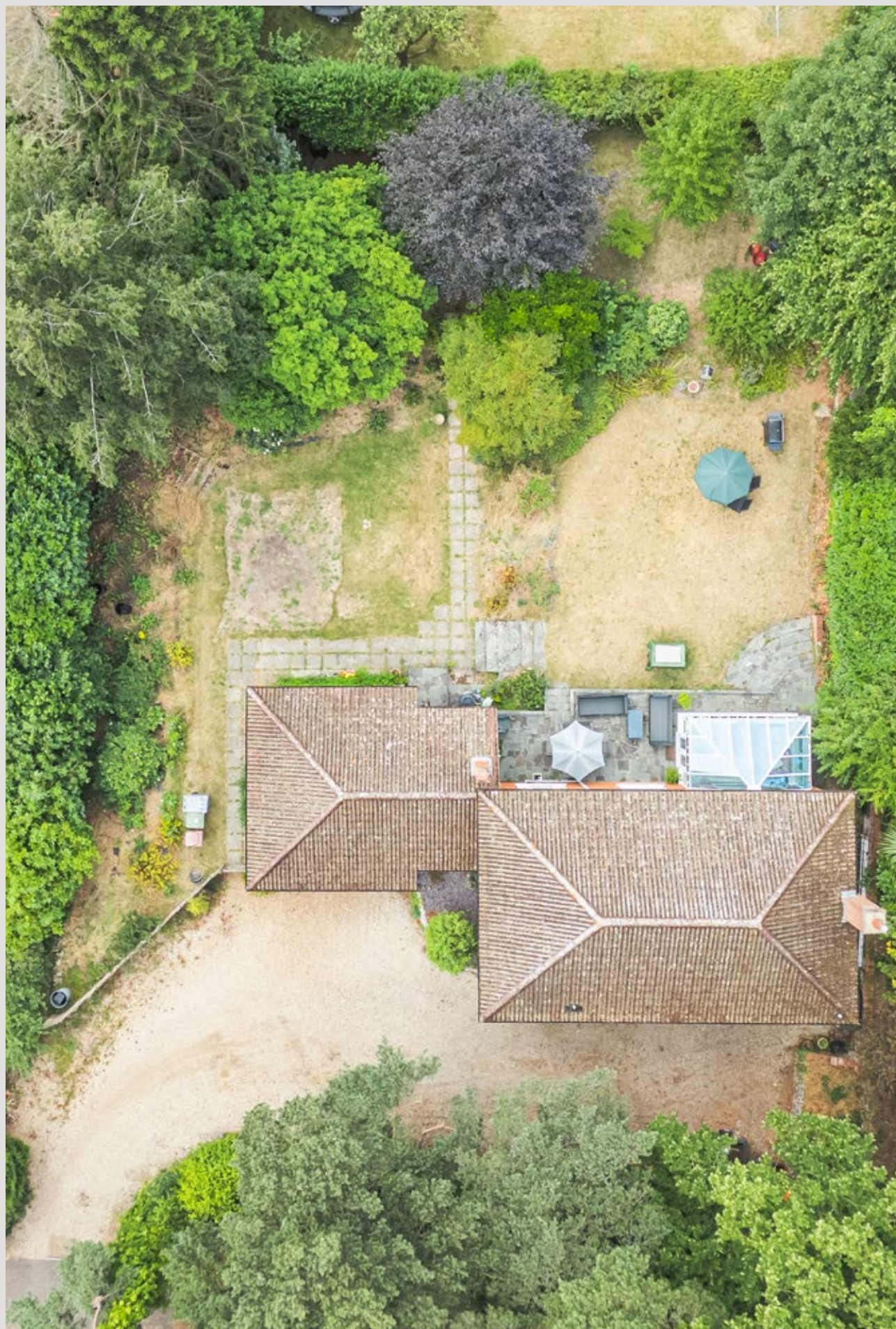
Inside, the accommodation is spacious, flexible and well suited to a variety of needs. The sitting room is a particular highlight, with a central fireplace, bay window and access into the garden room, creating a bright and welcoming space with a strong connection to the rear garden. The modern fitted kitchen offers plenty of storage and workspace and is complemented by a utility room and cloakroom, while a dedicated study and an additional room behind the garage provide valuable flexibility for home working, hobbies, exercise or family use. Upstairs, four bedrooms include a principal bedroom with en-suite facilities, alongside a family shower room.

The gardens are a particular highlight. Facing west, the rear garden enjoys the afternoon and evening sun, with a raised terrace providing a natural setting for outdoor dining and entertaining. Beyond, a generous lawn is framed by mature trees, established shrubs and boundary hedging, creating a peaceful and private outdoor space with plenty of room to relax, play or garden.

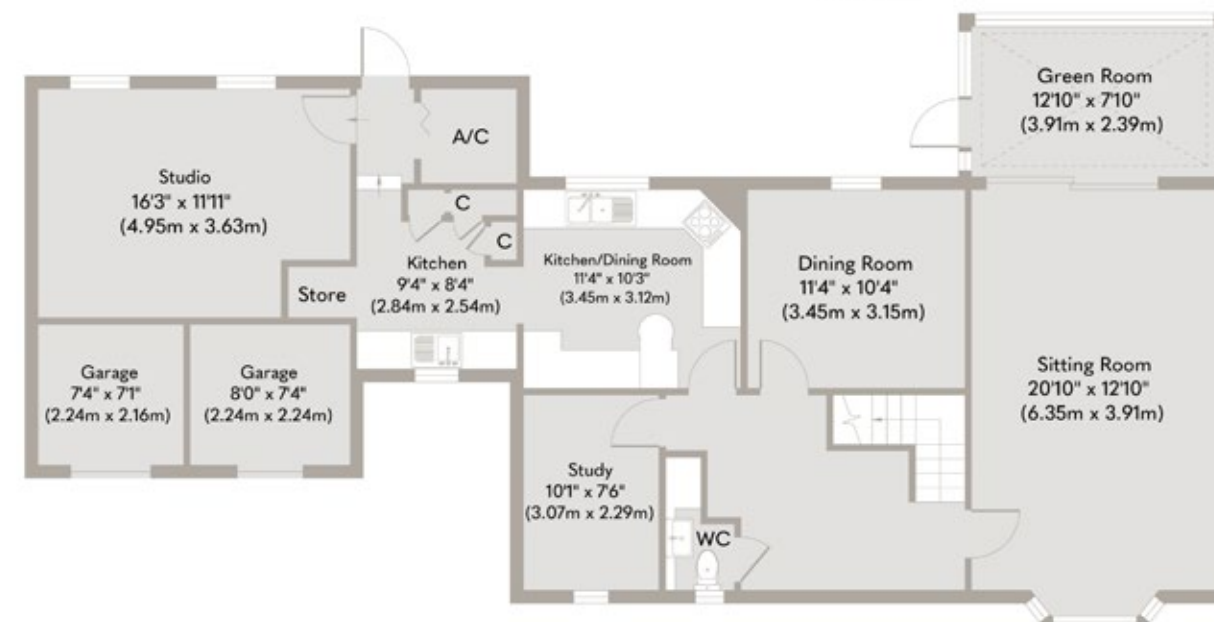


The garden is lovely,
it's a great home to
raise a family.





First Floor
Approximate Floor Area
753 sq. ft
(69.99 sq. m)



Ground Floor
Approximate Floor Area
1192 sq. ft
(110.76 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. 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.

Copyright V360 Ltd 2026 | www.houseviz.com

Norwich

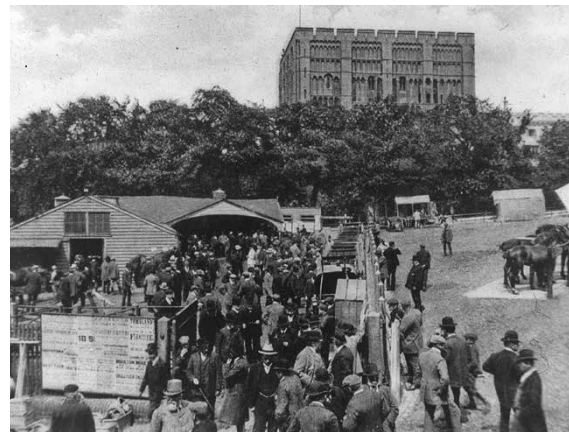
THE ANCIENT CAPITAL OF
OUR BELOVED COUNTY

Norwich, an ancient city steeped in a millennium of history, has long been a haven for writers, radicals, and independent thinkers, fostering a rich culture and creative spirit. Its meticulously preserved medieval streets host a thriving community of small businesses, a dynamic culinary scene, and a vibrant arts culture. As a gateway to a county renowned for its pristine landscapes, expansive skies, and untouched vistas, Norwich continues to inspire.

Named one of the best places to live in 2021, Norwich sits approximately 20 miles from the coast where the River Yare and the River Wensum converge, the latter meandering through its heart. Once the second largest city in England during the 11th century, Norwich proudly retains its title as the UK's most complete medieval city. Historic paths like Elm Hill beckon with Tudor architecture and quaint cafés leading to the majestic Norwich Cathedral, a testament to its thousand-year legacy.

West of the city, the University of East Anglia stands as a striking example of brutalist architecture, housing the Sainsbury Centre for modern and ethnographic art. Norwich's property landscape offers diversity, from Victorian city-centre dwellings and converted mills to town houses and contemporary luxury homes. The "Golden Triangle" is cherished among families, while nearby rural villages like Stoke Holy Cross, Surlingham, and Bawburgh offer larger estates and idyllic countryside living.

With direct trains to London's Liverpool Street in just 90 minutes and an airport connecting to UK cities and Amsterdam, Norwich blends historical charm with modern connectivity—a city that captivates and welcomes all who embrace its allure.



Note from the Vendor



Whitlingham Lake

“The walks at
Whitlingham are
a great place to
explore”



SERVICES CONNECTED

Mains water, electricity, water and drainage. Gas fired central heating.

COUNCIL TAX

Band F.

ENERGY EFFICIENCY RATING

C. Ref:- 1236-4423-5600-0614-4296

To retrieve the Energy Performance Certificate for this property please visit <https://find-energy-certificate.digital.communities.gov.uk/find-a-certificate/search-by-reference-number> and enter in the reference number above. Alternatively, the full certificate can be obtained through Sowerbys.

TENURE

Freehold.

LOCATION

What3words: ///sentences.trial.rating

These particulars and measurements whilst believed to be accurate, are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give representation or warranty in respect of the property.

SOWERBYS

Sowerbys Estate Agents Limited is a company registered
in England and Wales, company no: 05668606.
Registered office 23 Tuesday Market Place, King's Lynn, England, PE30 1JJ

