

abbotFox



Hill House Road, Norwich, NR1  
*Guide Price £400,000*

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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 charming, extended three-bedroom semi-detached home, perched in an elevated position on Hill House Road, offering panoramic views over Norwich. This property seamlessly blends classic architecture with modern comforts, making it an ideal family residence.

Upon entering, you are greeted by a welcoming hallway leading to a generously proportioned living room, perfect for both relaxation and entertaining. The kitchen is thoughtfully laid out, offering ample storage and workspace for culinary endeavours. The ground floor also offers a utility area, and a separate dining room. The first floor comprises; three generous bedrooms, with the principal bedroom offering stunning views over the City skyline, and a re-fitted family shower room and separate WC.

Externally, the property boasts a well-maintained garden, providing an outdoor sanctuary for leisure activities or gardening pursuits, with a high degree of privacy with the woodlands behind. The off-road parking adds a layer of convenience, a sought-after amenity in this locale.

Situated in a desirable neighbourhood, this home offers both tranquillity and accessibility, with local amenities and transport links within easy reach, including Norwich Train Station which is set within a five minute walk. The combination of its elevated position and classic features makes this property a rare find in the Norwich market.

An internal viewing comes highly recommended.

Guide Price £400,000 - £425,000

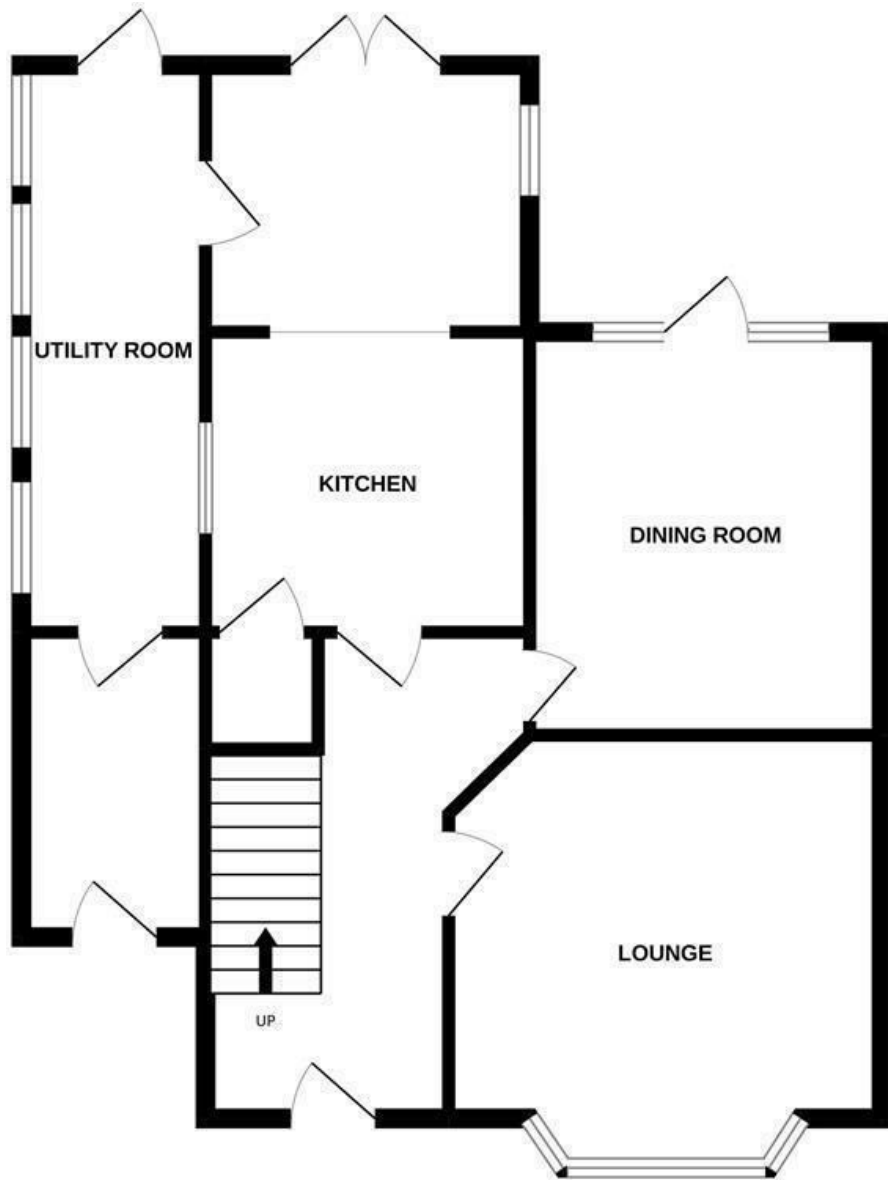






## THE HIGHLIGHTS \_\_\_\_\_

- Traditional semi-detached house
- Three bedrooms
- Generous living accommodation
- Stunning City Views
- Private gardens with Woodlands behind
- Convenient location
- Close to local amenities
- Internal viewing advised
- Guide Price £400,000 - £425,000



*Let's talk*

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EPC RATING -

Disclaimer – In accordance with the Property Misdescriptions Act, the company abbotFox gives notice that all descriptions, references to condition, necessary permissions for use and other details are given in good faith and believed to be correct, but any purchaser should not rely on them as statements of fact, and must satisfy themselves by inspection or other means, as to their accuracy.