



19 Hill House Road
Norwich | Norfolk | NR1 4BE

FINE & COUNTRY

CITY WITH SERENITY



“City living has plenty to recommend it – living walking distance to your office, the shops, restaurants, theatres and more means there’s never a dull moment. Here you have all that, but you’re also in a quiet, leafy neighbourhood, with plenty of peace and tranquility. The property itself has been beautifully extended and improved and offers a lovely balance of period character with modern comforts – and plenty of room for family life or entertaining.”



KEY FEATURES

- A Delightful, Modernised Terraced House in Norwich close to Riverside Walks
- Four Bedrooms including Second Floor Bedroom Four/Study
- Family Bathroom
- The Principal Bedroom benefits from an En-Suite Shower Room
- Sitting Room and Snug/Dining Room
- Stunning Kitchen/Breakfast Room; Cellar
- Fully Enclosed Paved Garden
- On Street Parking
- The Accommodation extends to 1,519sq.ft
- Energy Rating: C

Imagine your commute being a stroll through the cathedral grounds. Picture yourself stopping off for a cold drink on your way home on a summer's day. Firing up the barbecue in your back garden and inviting your friends over, or cooking up a storm in your large eat-in kitchen. This home offers all the advantages of city life without the downsides. With no work to do, it's a real gem.

Meeting Your Needs

This house offers more room than your typical terrace, with the elegant proportions and light-filled space of the Victorian era. The owners were drawn here by the size of the property, the fact that it has a surprisingly private garden, the green and peaceful surroundings and easy access to the city centre. A young couple when they first came here, they enjoyed socialising with friends, later starting a family and finding it a practical family home too. Indeed, this is a place perfect for two or a family and it's easy to see the appeal. You have underfloor heating throughout the whole ground floor and the family bathroom, and there's lots of character with wooden floors, fireplaces and more.

Family Friendly

You enter into a long hallway, with access to the two reception rooms. The front is a lovely light sitting room with a feature fireplace with inset log burner. Behind this is a dining room that's currently used as a snug and playroom. This is open to the kitchen breakfast room, which also can be reached from the entrance hall, so there's a comfortable flow between these rooms. One of the owners is a keen cook and they still love having friends over. The kitchen has so much room and you're not cut off from the conversation in here - the owners have a long table that comfortably seats ten, so even the chef is in on the action when you're hosting dinner.





KEY FEATURES

This also works well for family life as it's easy to keep an eye on little ones as they play in the dining room. Doors at the end of the kitchen allow plenty of light to pour in. Below the kitchen is a useful cellar that provides plenty of storage space.

All The Room You Need

There are three bedrooms on the first floor, two good size doubles with built-in storage, and a useful en-suite in the master. The third bedroom is a single, but perfect for a child or as a home office. The two back bedrooms share the family bathroom. There's a surprise up here – stairs lead to a converted loft where one of the owners works from home. It's nice and warm up here in winter and the exposed brick arch is a lovely touch.

Head Outside

Outside, you have an enclosed garden that's paved, so it's very easy to maintain. You're surprisingly private out here and you can sit out and relax in relative tranquility. There are a number of beds which the owners have planted out with flowers and shrubs, plus a beautiful mature clematis climbing one side. While there's no guaranteed parking to the front of the house, it's a quiet road and the owners have always been able to park outside the property. What's more, you have a small crescent of homes opposite, with mature trees around providing a lovely green outlook to the front. It's surprisingly peaceful, yet just a short walk from the city centre and a stone's throw from some excellent pubs. There's a children's playground just down the road, a primary school in walking distance and a useful shop too.





















INFORMATION



On The Doorstep

The property is within walking distance of the River Wensum and Pulls Ferry, as well as a range of excellent facilities and amenities including top restaurants, bars, cinema and supermarkets, with access to a wide range of retailers, from national brands to independent boutiques and shops and the largest permanent outdoor market in the country. Chantry Place and Castle Quarter offer covered retail therapy opportunities and landmark buildings such as The Forum continue to add to the ambience of the city centre and compliment the historically important cathedral. Norwich railway station is only a short walk away, with regular services to London Liverpool Street and commuter trains to and from Cambridge.

How Far Is It To?

Within such close proximity to Norwich city centre there are a number of good schools in both the state and private sectors as well as the University of East Anglia. Norwich has a main line station to London Liverpool Street with an approximate journey time of 1 hour 50 mins, also providing commuter trains to Cambridge. There is an international airport to the north side of the city and access to most major trunk roads. From the A11 Newmarket Road, Cambridge lies approximately 60 miles to the south-west and Newmarket 47 miles.

Directions

Leave Norwich on Prince of Wales Road and at the traffic lights, turn left onto Riverside Road. Take a turning on the right onto Rosary Road and follow the road round and take a turning on the left onto Hill House Road, where the property will be clearly signposted with a Fine and Country For Sale Board.

Services, District Council and Tenure

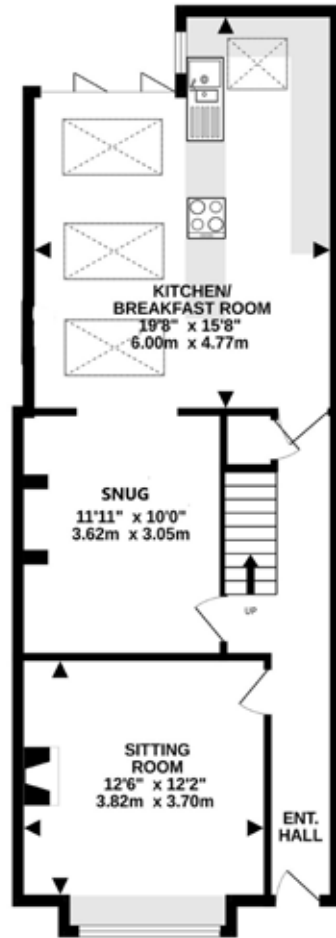
Gas Central Heating, Mains Water, Mains Drainage
Norwich City Council – Council Tax Band B
Freehold

Agents Note

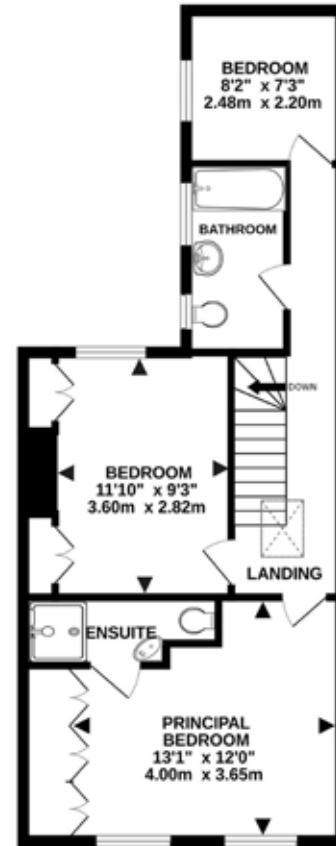
Under Section 21 of the Estate Agents Act 1979, we hereby inform you that the vendor of this property is related to an employee of Fine & Country.



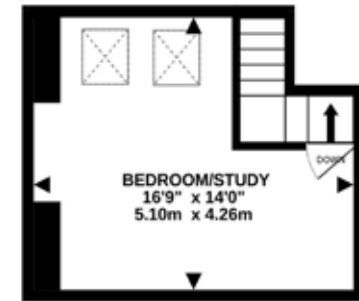
CELLAR
234 sq.ft. (21.7 sq.m.) approx.



GROUND FLOOR
688 sq.ft. (63.9 sq.m.) approx.



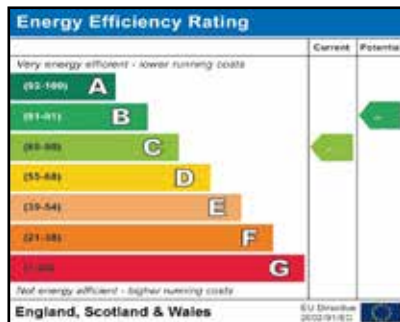
FIRST FLOOR
515 sq.ft. (47.6 sq.m.) approx.



SECOND FLOOR
208 sq.ft. (19.4 sq.m.) approx.

TOTAL FLOOR AREA : 1519 sq.ft. (141.1 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, all measurements are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only. www.norfolkpropertyphotos.co.uk
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FINE & COUNTRY

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This unique approach to luxury homes marketing delivers high quality, intelligent and creative concepts for property promotion combined with the latest technology and marketing techniques.

We understand moving home is one of the most important decisions you make; your home is both a financial and emotional investment. With Fine & Country you benefit from the local knowledge, experience, expertise and contacts of a well trained, educated and courteous team of professionals, working to make the sale or purchase of your property as stress free as possible.

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