



THE STORY OF

46 Mill Hill Road

Norwich, Norfolk

SOWERBYS



S

THE STORY OF

46 Mill Hill Road

Norwich, Norfolk
NR2 3DP

Elegant Period Home

Prime Golden Triangle Location

Four Bedrooms

Stunning Kitchen/Dining Room Extension

Highly Versatile Accommodation

Roof Terrace

Split Level Garden

Wealth of Character Features

Amongst the Most Desirable Locations in the City

SOWERBYS NORWICH OFFICE

01603 761441

norwich@sowerbys.com





“We have absolutely loved living in this beautiful house and will cherish the memories for a lifetime.”

Enjoying a private spot within the prime heart of the Golden Triangle, this deceptively spacious family home offers an illustrious mix of period features alongside modern, bright and open plan spaces for a refined blend of architectural elegance and the functional, versatile spaces essential for the ever changing demands of a modern family life.

Atop a sweeping approach, the front door welcomes you with an ornate stone porch and reveals an elegant entrance hall with tiled flooring and stained glass. The formal sitting room to the front enjoys all the character you could hope for with high ceilings, original plaster coving, ornate fireplace and of course a beautiful box bay window adorned with large sash windows framed by the mature planting

of the front garden. The sitting room cleverly incorporates two traditional receptions with a semi open plan layout giving wonderful versatility for a study, music room, playroom or simply a brilliantly large sitting room.

To the rear, an inspired kitchen extension has created a wonderful family space to be together amongst an open plan kitchen/dining room with further space for seating or simply space for younger family members to play whilst meals are prepared. The kitchen itself boasts a wealth of fine cabinetry topped with a perfect balance of solid timber and stone countertops, whilst the breakfast bar peninsula provides more sociability to the layout and the perfect threshold to the dining area.



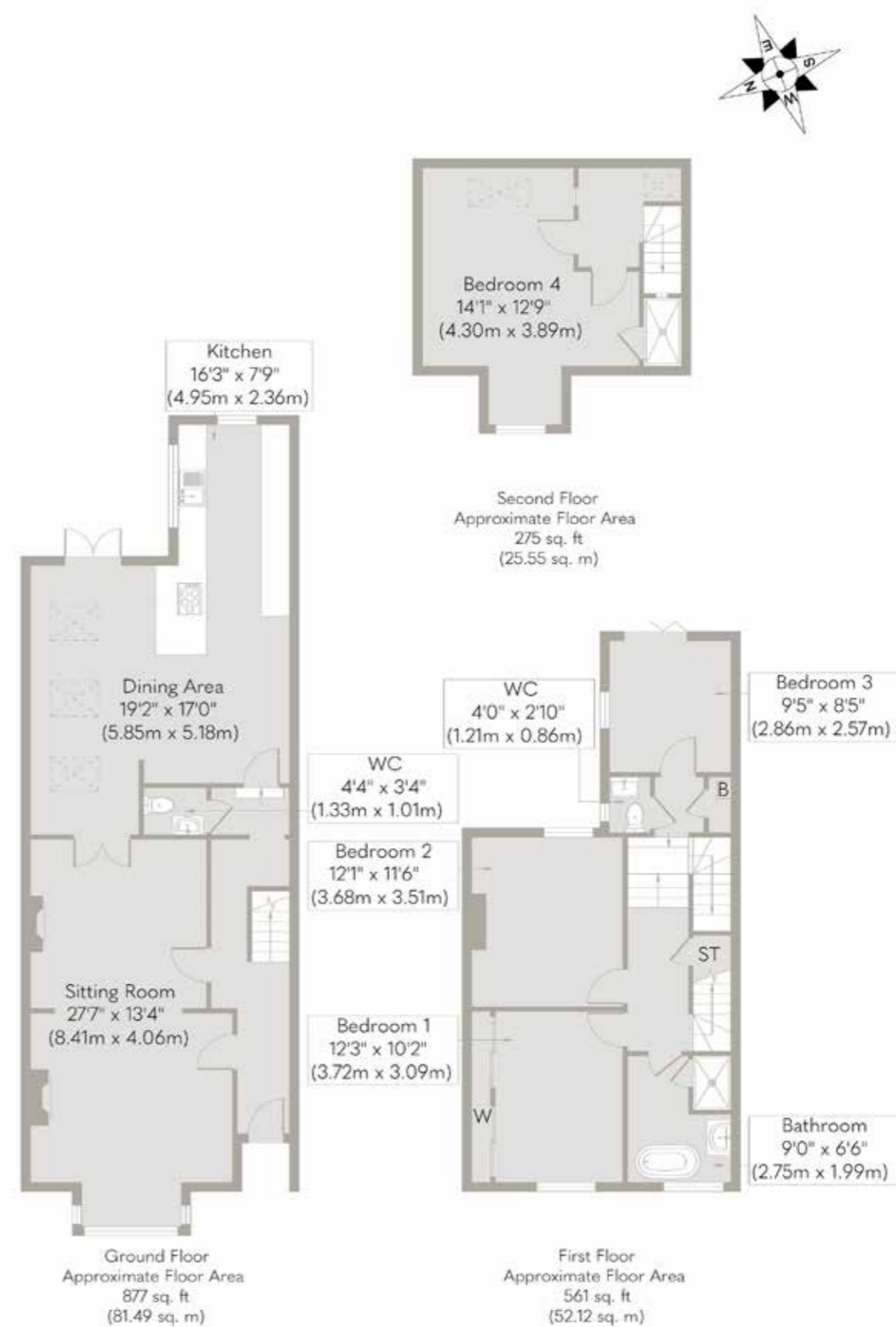




The first floor is home to three bedrooms including two superb doubles with the elegant ceiling heights one would hope for from a prestigious city home, whilst the third bedroom to this floor provides yet further flexibility to the property and even grants access to a large roof terrace. A well-appointed family bathroom serves the bedrooms in addition to a further WC.

Rising to the second floor, a superb and peaceful bedroom occupies the entire top floor with reams of natural light and even a large dormer window making for a memorable reading nook with tree top views. This bedroom is served by its own separate shower room.





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 2023 | www.houseviz.com

The location of this home means the rear garden enjoys split levels making for the potential for a feature packed plot, boasting multiple terraces for seating areas in the sun, al-fresco dining or simply a larger lawned area as found at the top of the garden.





ALL THE REASONS

Norwich

IS THE PLACE TO CALL HOME



This ancient city has been home to writers, radicals and fiercely independent spirits for over a thousand years, and today continues in its legacy as an enclave of culture and creativity. It's perfectly preserved medieval streets are home to a thriving community of small businesses, a vibrant food scene and an established arts culture. It is also a gateway to a county that continues to inspire people with its unspoilt landscapes, open spaces and big skies.

Named as one of the best places to live in 2021, Norwich lies approximately 20 miles from the coast at the confluence of the River Yare and the River Wensum, the latter still bending its way through the heart of the city. In the 11th Century, Norwich was the second largest city in the country, and today is still the UK's most complete medieval city. Strolling through the historic cobbled streets of Elm Hill, whatever the season, the Tudor architecture retains its character and beauty. Laced with merchant's houses, thatching, individual homes, speciality shops and small cafes, you'll be led toward the



1,000-year-old Norwich Cathedral. To the west of the city the University of East Anglia is a remarkable example of brutalist architecture, and the campus is also home to the Sainsbury centre, a permanent collection of modern and ethnographic art, gifted by the Sainsbury family.

Property types in Norwich are incredibly diverse, from city-centre Victorian properties, converted mills and barns, townhouses and luxury new-builds. Central to the city, Newmarket Road is noted for its selection of grand houses, and the 'Golden Triangle' neighbourhood is a favourite with families. There is also an array of beautiful rural villages within a short drive, notably Stoke Holy Cross to the south, Surlingham to the east, or Bawburgh to the west, where larger rural properties and small estates are often brought to market.

When the bright lights call, trains to Liverpool Street take just 90 minutes, and the city's airport flies to a number of UK destinations, as well as direct to Amsterdam.

This is a city that reveals itself the longer you stay - a city to fall in love with - a city to be a part of.



Note from the Vendor



“We’d describe our home as grand, charming and private.”

THE VENDOR



SERVICES CONNECTED

Mains water, electricity, gas and drainage.

COUNCIL TAX

Band D.

ENERGY EFFICIENCY RATING

E. Ref: 9408-1049-7257-4436-1954

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: ///pots.dose.ears

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 54 Westgate, Hunstanton, Norfolk, PE36 5EL