



THE STORY OF
30 Mill Hill Road
Norwich, Norfolk

SOWERBYS



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Norwich, Norfolk
NR2 3DP

Period Edwardian Home

Self-Contained Lower Ground Floor Apartment

Many Period Features

Drawing Room and Dining Room

Modern Well-Fitted Kitchen/Breakfast Room

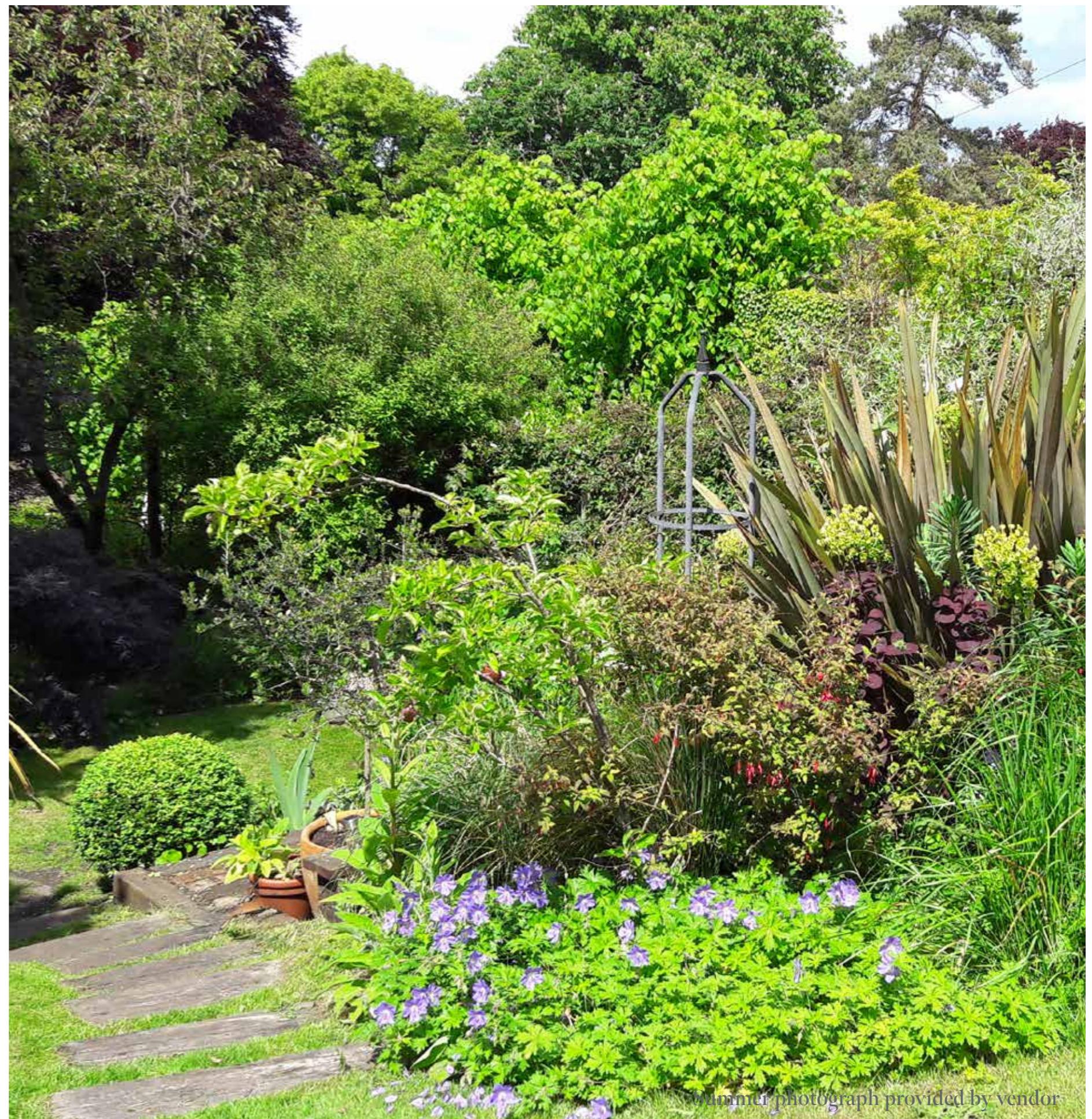
Cloakroom and Access to Lower Ground Floor

Two First Floor Bedrooms and
Modern Family Bathroom

Two Top Floor Bedrooms

Parking to the Front

Well Landscaped Rear Garden



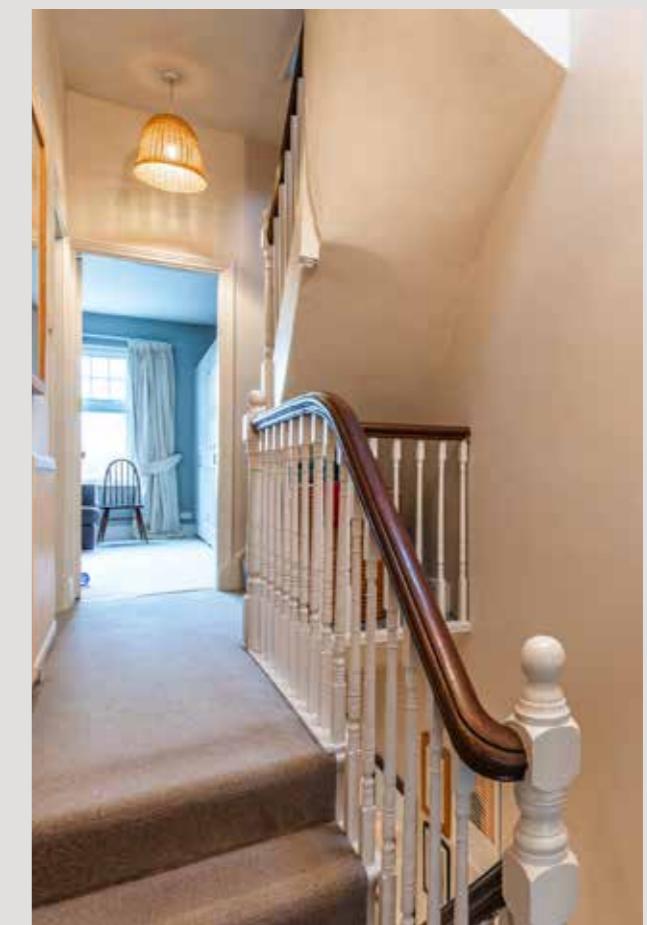


This superb Edwardian home is located on one of Norwich's most popular roads. Standing proud on an elevated plot, this home boasts an abundance of period features and versatile accommodation over four floors.

Steps take you up to the front door opening into the very welcoming entrance hall. The drawing room to the front is of a good size and benefits from a central fireplace with a wood-burning stove, square bay and interconnecting doors to the dining room where, again, there is a central period fireplace and access to the rear garden. The kitchen has been sympathetically remodelled to create a fine space to cook and entertain. The breakfast area is fully glazed to two sides and is flooded with natural light - really allowing you to enjoy the beautiful views of the garden. In addition there is a cloakroom and access down to the lower ground floor.

The lower ground floor is home to a self-contained one bedroom apartment. Here you will find its own access from the ground level, kitchen, bedroom, shower room and a quirky second bedroom with a raised platform. The apartment is currently used as a profitable holiday let.

On the first floor you will find two superb bedrooms, full of charm and, to the front, great views over rooftops. The family bathroom is modern and of a good size, including a well-fitted modern suite with bath and separate shower. The top floor is home to two well-appointed attic rooms, again offering wonderful elevated views.



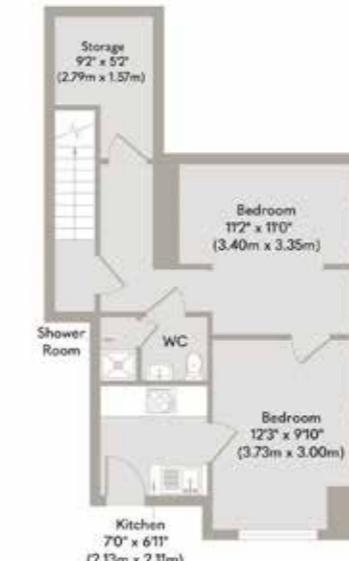
The garden to the rear has been well landscaped. A practical aspect is offered by a covered storage area to the side and garden sheds, whilst the terrace, accessed from the kitchen and dining room is perfect for entertaining. A meandering pathway takes you up to the tiered garden with lawn and a wide variety of planting - a true haven for wildlife. At the top the levelled grass area makes the perfect spot for a table to enjoy the great views with specimen trees offering privacy, shade, texture and colour.



Second Floor
Approximate Floor Area
741 sq. ft
(68.84 sq. m)



Third Floor
Approximate Floor Area
398 sq. ft
(36.97 sq. m)



Ground Floor
Approximate Floor Area
461 sq. ft
(42.82 sq. m)



First Floor
Approximate Floor Area
687 sq. ft
(62.40 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.

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Norwich

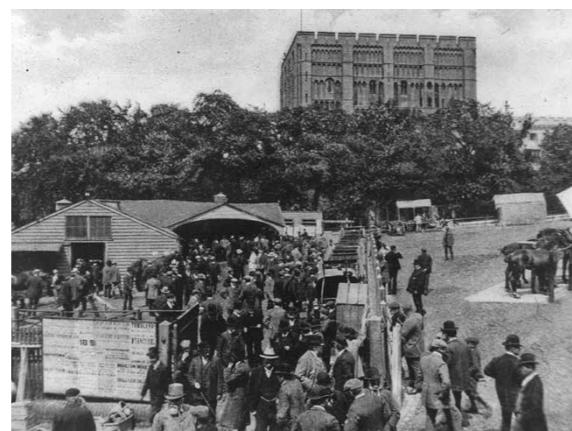
THE ANCIENT CAPITAL OF OUR BELOVED COUNTY

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 Sowerbys



“...wonderful views over the rooftops from the top floor.”



SERVICES CONNECTED

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

COUNCIL TAX

Band E.

ENERGY EFFICIENCY RATING

D. Ref:- 2134-2729-5409-0802-3292

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: ///hits.doctor.jungle

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SOWERBYS

To mark our 30th anniversary year, we're making a donation
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Registered office 54 Westgate, Hunstanton, Norfolk, PE36 5EL

