



124 St. Clements Hill, Norwich  
Norwich

Minors & Brady



# 124 St. Clements Hill

Norwich, Norwich

Offering clear scope to put your own stamp on it, this extended semi-detached family home provides flexible accommodation arranged over two floors. The layout includes a bay fronted lounge with fireplace, a separate dining room leading into a rear sitting room with sliding doors to the garden, a fitted kitchen with potential to update, a ground floor WC and under-stairs storage. Upstairs are three well-proportioned bedrooms and a bathroom with tiled finishes. Outside, there is an enclosed rear garden with lawn and paved areas ready to landscape, along with a detached garage and off-road parking, all well placed for access to Norwich city centre, the train station, the inner ring road, and Magdalen Street's range of independent shops, cafes, pubs and supermarkets.

## Location

St Clements Hill is positioned to the north of Norwich city centre, within the popular NR3 area known for its strong sense of community and everyday convenience. The location offers straightforward access to the city centre, Norwich train station, and the inner ring road, making it well-suited for commuting and day-to-day travel. A wide range of independent shops, cafes, pubs, and supermarkets can be found nearby along Magdalen Street, while green spaces, riverside walks, and regular bus routes further add to the practicality and appeal of this well-connected part of the city. Well-regarded schools and local services are also close at hand, supporting both family life and long-term living. The area continues to attract buyers looking for a location that feels established, well served, and easy to live in.





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Stepping inside, the entrance hall features stairs rising to the first floor along with a useful under-stairs storage cupboard, offering practical everyday storage. To the front, the lounge is a good-sized room with a wide bay window, a mid century modern fireplace, and fitted storage, offering plenty of space for seating while retaining a traditional feel. To the rear, a separate dining room provides further flexibility and opens into a sitting room with sliding doors leading out to the rear garden, creating a clear connection between indoor and outdoor living. A ground-floor WC is also positioned off this area for added convenience.

The kitchen sits off the dining area and is fitted with a range of units and work surfaces, with space for appliances and clear potential for updating to suit personal taste. Practical flooring runs through this area, with tiled finishes where needed for everyday use. The ground floor layout flows well, with each space clearly defined while still feeling connected.

Upstairs, the first floor offers three bedrooms arranged off the landing. The main bedroom is positioned at the front and benefits from generous proportions and fitted cupboards, while the spacious rear bedroom features fitted wardrobes. The remaining bedroom is well-sized and versatile, suitable for guest use, a home office or additional storage if required.



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The bathroom is fitted with a bath, wash basin, and WC, finished with tiled walls and offering scope to modernise.

Outside, the property is set back from the road with a driveway providing off-road parking and access down the side. To the rear, the garden is enclosed and established, featuring paved areas, lawn and mature planting, with space to rework or simplify depending on preference. A detached garage sits to the rear, ideal for storage, hobbies or future improvement, subject to requirements. The overall plot offers plenty of opportunity to update and make the space your own, both inside and out.

## Agents notes

Sold freehold, connected to mains services, water, electricity, gas and drainage.

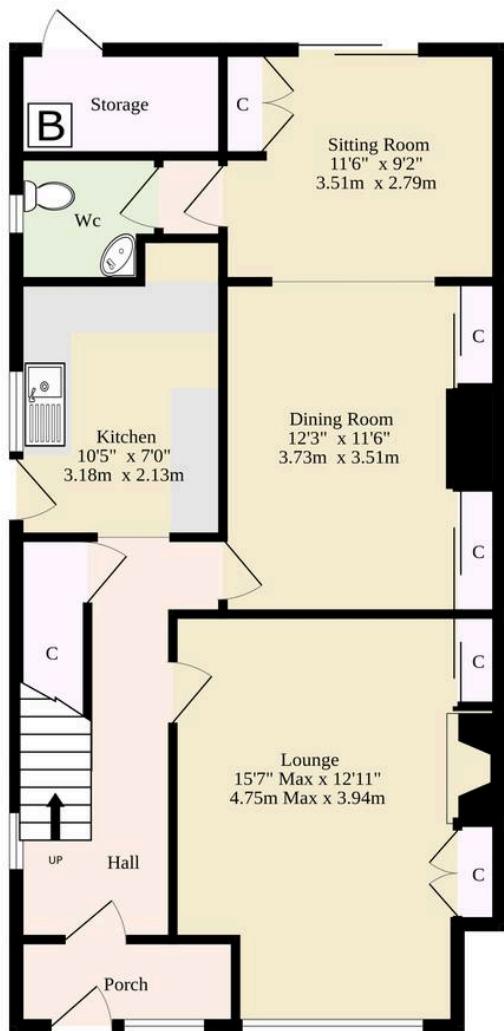
Gas Central Heating

Council Tax Band- C

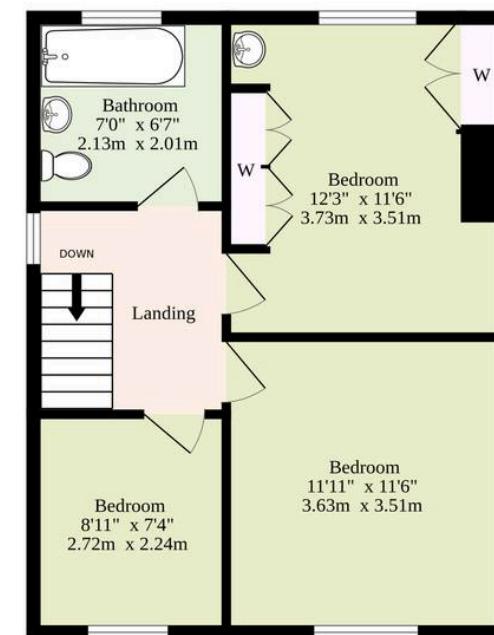
Some images used in this listing have been digitally staged to illustrate potential furnishing and layout options. We recommend arranging a viewing to assess the space and features in person.



Ground Floor  
866 sq.ft. (80.5 sq.m.) approx.



1st Floor  
437 sq.ft. (40.6 sq.m.) approx.



Sqft Includes Garage

TOTAL FLOOR AREA : 1303 sq.ft. (121.1 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan 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. 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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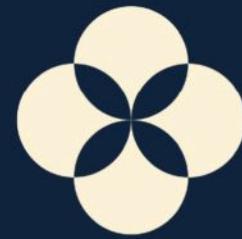
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