



34 Hotblack Road, Norwich

Guide Price £230,000 - £240,000

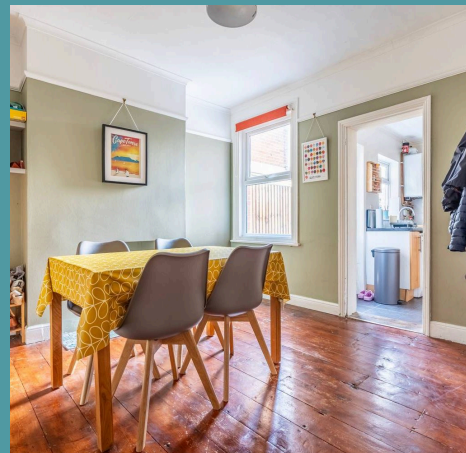
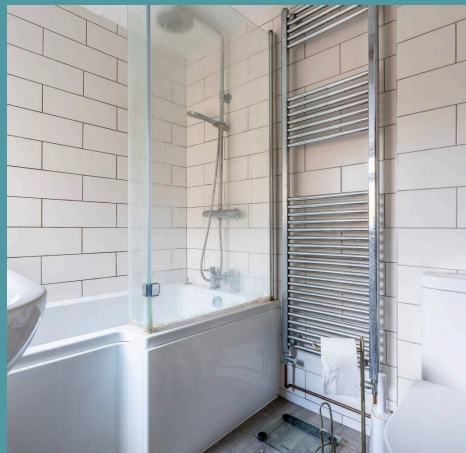
34 Hotblack Road

Norwich

Positioned on the edge of the Golden Triangle, this well-maintained three-bedroom mid-terrace home offers the perfect blend of charm and modern updates. Just a short walk from Norwich city centre, it boasts a thoughtfully designed layout featuring a cosy lounge with a wood burner, a separate dining room and a fully equipped kitchen. Recent improvements include a newly renovated bathroom, a brand-new roof with a 25-year guarantee and a new boiler for enhanced efficiency. The versatile first-floor layout provides ample living space, while the rear garden and free on-street parking add to the property's appeal. With its prime location and turnkey condition, this home is an excellent choice for first-time buyers or investors.

The Location

Located in the vibrant heart of Norwich, Hotblack Road, NR2, enjoys a prime location. Within walking distance to the city centre, this residence offers easy access to essential amenities, providing a blend of urban living and convenience. Local pubs, including the Georgian Townhouse and the Plantation Gardens, offer delightful options for leisurely strolls and scenic views. Residents can also take advantage of regular bus links and a nearby bus station for effortless commuting to destinations such as Cambridge and London, while local shops cater to daily needs, ensuring a well-rounded and dynamic living experience.





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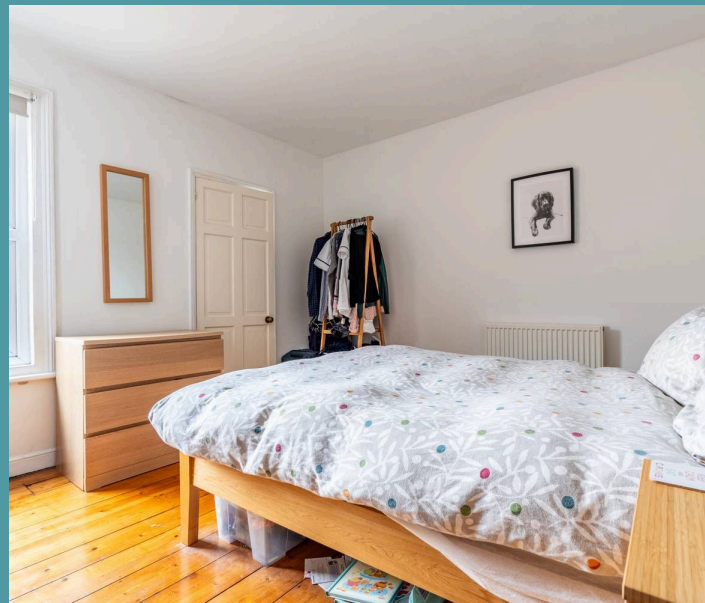
Norwich

Hotblack Road

This well-presented three-bedroom, bay-fronted mid-terrace house is ideally located just a short walk from Norwich city centre, situated on the edge of the highly sought-after Golden Triangle. Offering a thoughtfully designed layout and numerous recent updates, this property is perfect for first-time buyers or those seeking a buy-to-let investment.

The ground floor features a spacious lounge with a cosy wood burner, creating a warm and inviting space to relax. A separate dining room provides ample space for family meals or entertaining guests, while the fully equipped kitchen ensures practicality and style. Completing this level is a recently updated family bathroom, which was fully renovated just two years ago.

Additional highlights include double glazing throughout and a new boiler, ensuring year-round comfort and energy efficiency. The property also benefits from a brand-new roof, installed in August and accompanied by a 25-year guarantee, offering peace of mind for the future. A new front door further enhances the curb appeal and security of this charming home.





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Norwich

The first floor comprises two generously sized bedrooms off the landing, with a third bedroom accessible from the second. This versatile arrangement provides flexibility to accommodate various needs, such as a home office, guest room, or children's bedroom. Each room is bathed in natural light, creating a bright and airy atmosphere throughout.

Externally, the property boasts a low-maintenance front garden with a pathway leading to the entrance. The rear garden is a great space, featuring a lawned area adorned with mature plants and shrubs, as well as a patio seating area ideal for outdoor relaxation or entertaining. Free on-street parking is conveniently available without the need for a permit, adding to the practicality of this home.

With its excellent condition, desirable location, and recent updates, this property is truly turnkey and ready for its new owners to move in and enjoy.

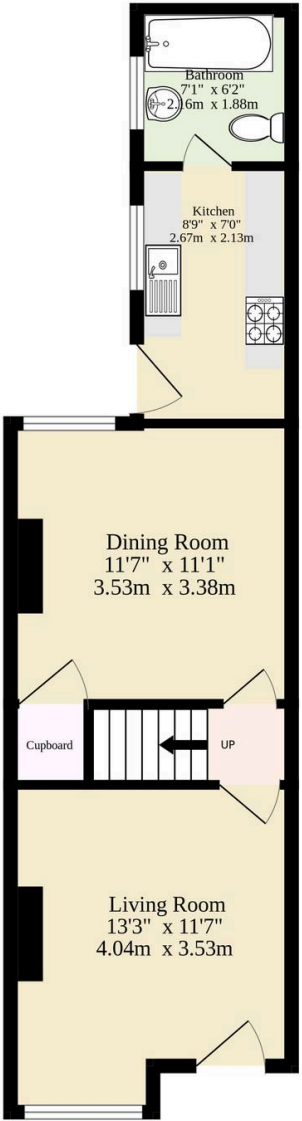
Agents Note

Sold Freehold.

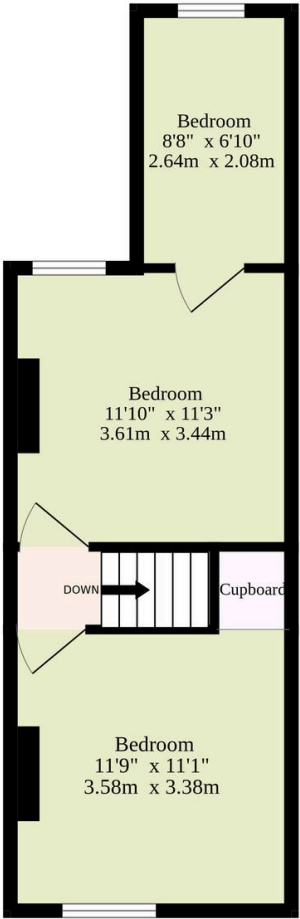
Connected to all mains services.



Ground Floor
392 sq.ft. (36.4 sq.m.) approx.



1st Floor
316 sq.ft. (29.4 sq.m.) approx.



Excluding Landing And Internal Hallway

TOTAL FLOOR AREA : 708 sq.ft. (65.8 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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