



## 20 Hanover Road, Norwich - NR2 2HD

OIEO- £450,000 Freehold

Offered with no onward chain, this beautifully updated end-of-terrace Victorian home is set in the highly sought-after Golden Triangle area of Norwich, perfectly placed for families and professionals alike. The accommodation includes three well-proportioned bedrooms, a generous master with en-suite, a stylish kitchen/diner, and a spacious lounge/diner with a fireplace and French doors opening to the garden. Outside, the enclosed rear garden features a versatile garden room that can be used as a home office, studio, gym, or garage, with wide doors opening to the street. With well-regarded schools, vibrant local amenities, and excellent transport links all close by, this is a home that offers both character and convenience.



## Location

Hanover Road is situated in the sought-after Golden Triangle area of Norwich, known for its characterful Victorian and Edwardian homes, leafy streets, and vibrant local atmosphere. Just a short walk from Unthank Road, residents enjoy easy access to independent cafés, pubs, and shops, as well as highly regarded schools and excellent public transport links. With the city centre and the University of East Anglia both within close reach, this location is especially popular with professionals, families, and students alike. Local parks and green spaces, including Heigham Park, offer a welcoming space, while nearby cycle routes and bus connections make commuting efficient and straightforward.

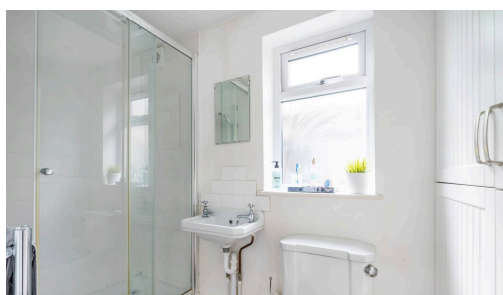


## Agents notes

We understand that the property will be sold freehold, connected to all main services.

Heating system- Gas Central Heating

Council Tax Band- C





## Hanover Road, Norwich

Step into the welcoming hallway of this beautifully updated end-of-terrace Victorian home, where solid wood flooring and a useful understairs storage cupboard immediately hint at the thoughtful touches throughout. The hallway leads into a light-filled lounge/diner, a warm and inviting space featuring wood flooring, a striking fireplace, and elegant floating shelving.

This generously proportioned area flows naturally into the dining space, where French doors open directly onto the rear garden, ideal for relaxed family living and entertaining.

Continue through to the stylish and spacious kitchen, fitted with sleek white units, wood-effect worktops, and a modern tiled splashback. Pendant lighting adds a contemporary feel, while integrated appliances include an electric hob, oven, extractor, and plumbing for both a washing machine and dishwasher. A durable tiled floor ensures practicality, and a rear door provides direct access to the garden.

Completing the ground floor is a modern family shower room with a large glass-enclosed cubicle, a sizeable storage cupboard, and smart tiled flooring for a polished finish.

Upstairs, the landing includes another handy storage cupboard and leads to three well-presented bedrooms. The master is a generous double with a sash window, carpeted flooring, and a private en-suite bathroom complete with a tiled bath surround and sash window for natural light. A second double bedroom also features carpet flooring and a sash window, while the third bedroom offers versatility as a child's room, home office, or study.

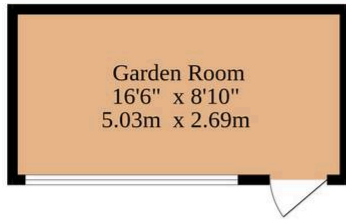
Additionally the property benefits from double glazing throughout.

Outside, the rear garden is fully enclosed for privacy and low-maintenance, featuring a paved patio area perfect for outdoor dining. A standout feature is the substantial garden room, a flexible, light-filled space with one glazed wall, currently set up as a studio but equally suited for use as a home gym, office, or garage, with wide doors opening to the street.

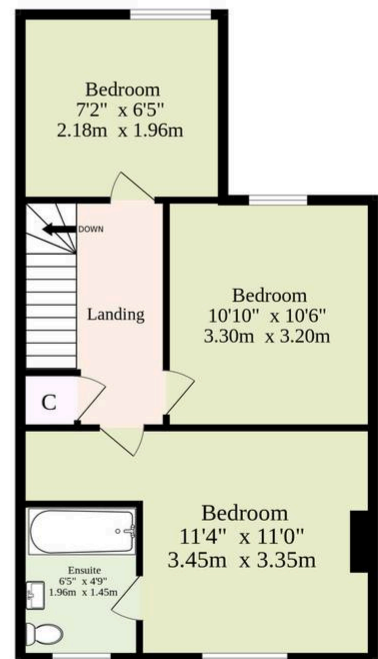
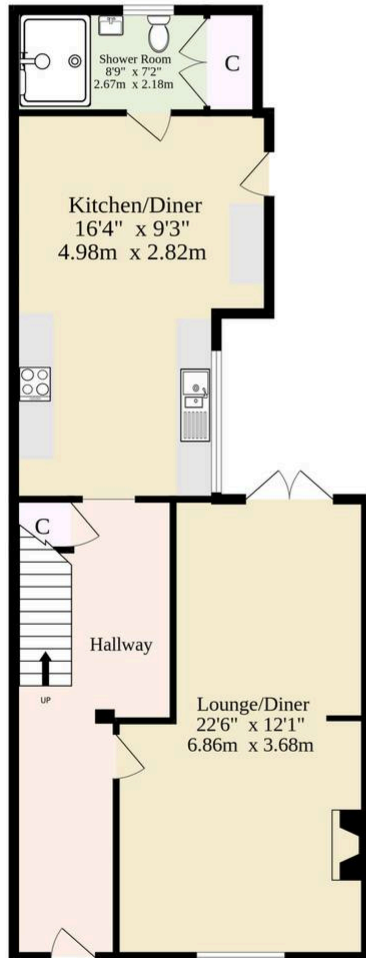
The front of the home also benefits from a low-maintenance enclosed garden, and on-street permit parking is available.



Ground Floor  
747 sq.ft. (69.4 sq.m.) approx.



1st Floor  
365 sq.ft. (33.9 sq.m.) approx.



Sqft Includes Garden Room

TOTAL FLOOR AREA : 1112 sq.ft. (103.3 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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