



23 Half Mile Road, Norwich - NR3 2RD

OIEO- £280,000 Leasehold

Families looking for space, practicality, and outdoor appeal will find plenty to enjoy in this four-bedroom semi-detached home. The ground floor features a spacious bay-fronted lounge, a separate snug, and a bright conservatory that opens onto a private rear garden with mature planting, a patio, a nature pond, and a hot tub. The modern kitchen provides generous storage and dining space, alongside a separate utility room and a convenient ground floor WC. Upstairs, three double bedrooms and a smaller fourth bedroom are served by a contemporary family bathroom with a corner bath and separate shower. Off-road parking is provided by a driveway and garage, which also benefits from a newly installed flat roof with a 25-year guarantee.

Location

Half Mile Road is situated in a popular residential area to the north of Norwich city centre, offering excellent access to both local amenities and green open spaces. Just a short distance from bustling Aylsham Road, residents benefit from a range of nearby shops, cafés, supermarkets, and takeaways, along with convenient bus routes into the city. For outdoor leisure, Wensum Park and Waterloo Park are both within walking distance, offering riverside walks, play areas, and scenic spots to relax. The area is well served by schools and healthcare facilities, making it a practical choice for a wide range of lifestyles.



Agents notes

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

Leasehold with approximately 83 years remaining

Ground rent: £10 per month

Maintenance fee: Approximately £200 per annum

Heating system- Combi Boiler

Council Tax Band- A

Some images may have been virtually staged for illustrative purposes only



Half Mile Road, Norwich

Step through the front door into a welcoming entrance hall that sets the tone for the rest of the home. Immediately ahead, you'll find the spacious, light-filled lounge, a standout room with a large bay window that floods the space with natural light. The original tiled fireplace mantel adds a touch of period charm, even though the fireplace itself is no longer in use. Practical shelving under the stairs provides useful storage for books, decor, or everyday essentials. This room flows directly into a cosy and versatile snug, ideal as a reading nook, hobby area, playroom, or home office, depending on your needs.

Continue through to the heart of the home, a generous, modern kitchen designed for both functionality and comfort. It features a wide range of fitted units, solid wood countertops, and a classic range cooker, making it a practical and stylish space for cooking and gathering. The natural stone flooring is both durable and attractive, ideal for busy family life. There's ample space for a full-sized dining table, making this a true hub for meals and conversation. A door opens into a bright conservatory, extending the living area and offering flexible space for lounging, entertaining, or simply enjoying the view of the garden. French doors lead directly onto the patio, creating a smooth flow between indoor and outdoor living.

Off the kitchen, a separate utility room offers excellent additional workspace and storage. With plumbing for a washing machine, open shelving, and a practical layout, it helps keep household tasks neatly tucked away. The ground floor also includes a convenient WC. The utility room also provides internal access to the garage, which itself includes a rear door leading to the garden.

Head upstairs to find four well-proportioned bedrooms, offering flexibility for families or those who need extra room for guests or working from home. Three of the bedrooms are spacious doubles, while the fourth is a comfortable smaller double. All are filled with natural light and offer ample floor space and furniture layout options. The recently refitted family bathroom is stylish and well-equipped, featuring a contemporary corner bath, a glass-enclosed shower cubicle, and solid wood flooring that continues seamlessly from the landing, lending a warm and cohesive feel to the upper floor. A large loft provides further storage options and has potential for future use, subject to the usual consents.

The property benefits from double glazing throughout, with recently upgraded windows at the rear enhancing warmth and energy efficiency.

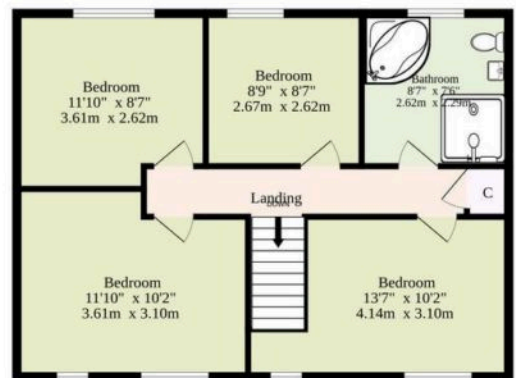
Outside, the private and enclosed rear garden is thoughtfully arranged and full of character. A nature pond and mature planting create a peaceful atmosphere, while the hot tub and patio area offer spaces to unwind or entertain. The garden provides a quiet retreat with plenty of room for children to play or for hosting guests. To the front, there is off-road parking for two vehicles via a private driveway, along with an additional garage. The garage has a newly installed flat roof, backed by a 25-year guarantee for peace of mind.



Ground Floor
606 sq.ft. (56.3 sq.m.) approx.



1st Floor
588 sq.ft. (54.6 sq.m.) approx.



Sqft Includes Garage

TOTAL FLOOR AREA : 1388sq.ft. (128.9 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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