



67 Hotblack Road, Norwich
Norwich



Minors & Brady

67 Hotblack Road

Rising slightly above the street with a checkerboard path and courtyard entrance, this Golden Triangle terrace merges character and convenience. Positioned on Hotblack Road, the three-bedroom home combines period features with modern practicality. A welcoming sitting room with an original fireplace leads into a dining room complete with a handy understairs storage cupboard. The galley-style kitchen, fitted with neutral units, offers rear access and connects to a family bathroom with a three-piece suite and shower over bath. Upstairs, two double bedrooms and a single provide comfortable living, with original fireplaces and traditional doors adding charm. To the rear, the enclosed gravel garden is both attractive and low maintenance, offering a private retreat. With Norwich city centre, parks, shops, and amenities all within easy reach, this home is ideally placed for modern living in a sought-after location.

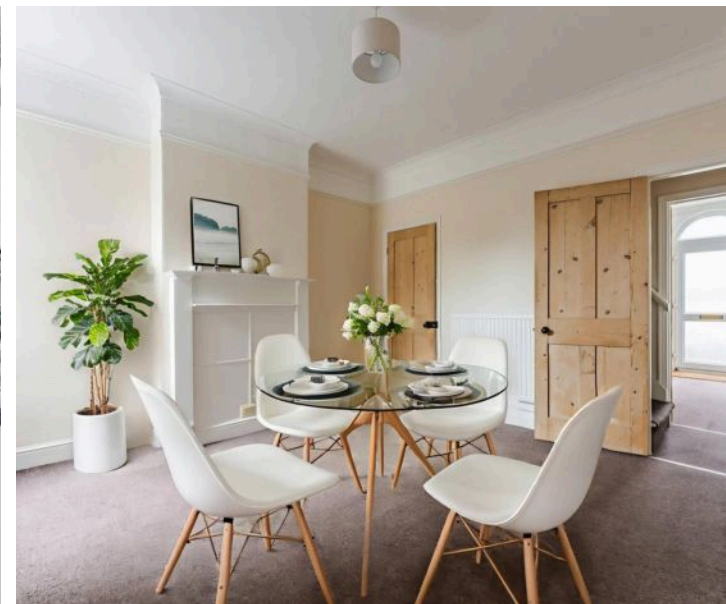
- Situated on Hotblack Road within Norwich's sought-after Golden Triangle
- Slightly elevated position with checkerboard-style pathway and courtyard entrance
- Spacious sitting room with original fireplace and period charm
- Separate dining room with handy understairs utility/storage cupboard
- Galley-style kitchen with neutral units, rear access, and space for appliances
- Family bathroom with three-piece suite and shower over bath

Agents Note

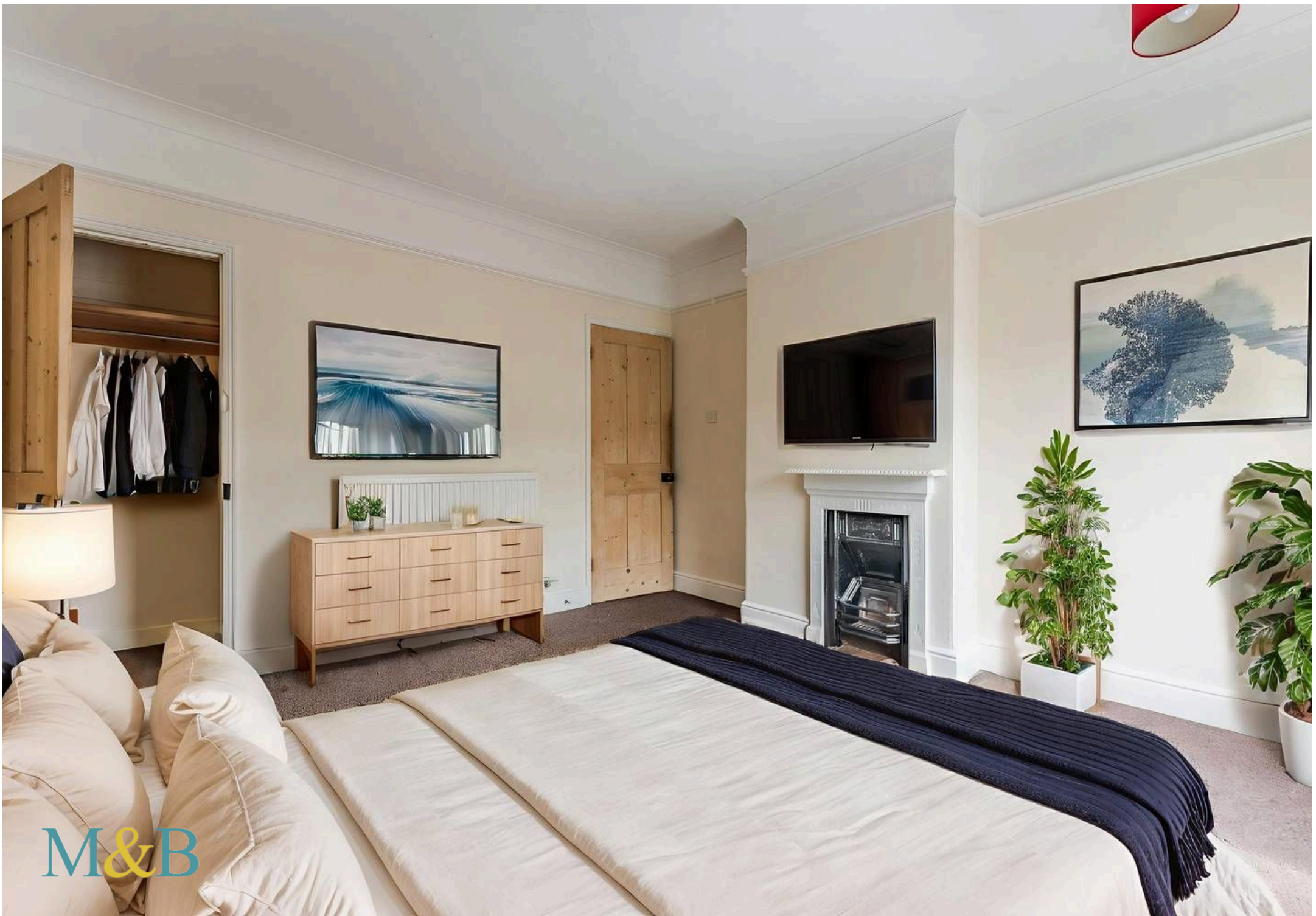
Sold Freehold

Connected to all mains services.

Images may have been digitally enhanced or virtually staged and are for illustrative purposes only. They may not reflect the current condition or contents of the property.



M&B



M&B

67 Hotblack Road

Norwich

The Location

Situated on Hotblack Road, this house places you in the heart of one of Norwich's most vibrant and well-connected areas. Just a 10-minute walk takes you to the city centre, home to independent shops, award-winning restaurants, cosy pubs, artisan cafés, and Norwich Market—one of the oldest and largest markets in the country.

Chantry Place and Castle Quarter shopping centres are nearby, offering high street stores, gyms, and entertainment options. Supermarkets, pharmacies, and local amenities are all within easy reach, including a Tesco Express and the much-loved Lupa Pizza just around the corner. Dereham Road also provides a direct route into the city, giving you even more convenience.

For outdoor enthusiasts, the River Wensum is at the end of the road, perfect for walking, running, or cycling, with Wensum Park, Waterloo Park, Heigham Park, and Mousehold Heath all a short distance away. You'll also find Sweetbriar Retail Park close by, with an M&S Foodhall, Costa Coffee, Farmfoods, a newly opened gym, and even an Asda a little further along.

Excellent transport links include nearby bus stops with regular city services, Norwich Train Station connecting to London Liverpool Street in under two hours, and Norwich International Airport for both domestic and international travel.



M&B

67 Hotblack Road

Norwich

Hotblack Road, Norwich

Set within Norwich's ever-popular Golden Triangle, this charming three-bedroom terrace blends original period features with practical modern living.

Enjoying a slightly elevated stance, the property is approached via a neat, checkerboard-style laid walkway leading to a small courtyard before stepping inside.

Upon entering, you are welcomed directly into the light and spacious sitting room, where an original fireplace creates a warm and inviting focal point. This flows through to a separate dining room, which includes a handy understairs utility cupboard – perfect for storing a Hoover and other household essentials.

The galley-style kitchen is well laid out with neutral units and space for appliances, and also benefits from rear access to the garden. Beyond lies a family bathroom fitted with a three-piece suite and shower over the bath.

Upstairs, there are three bedrooms – two generous doubles and one single – all finished with carpets for comfort. Several rooms retain original fireplaces, while traditional wooden doors with classic knobs enhance the home's period character.

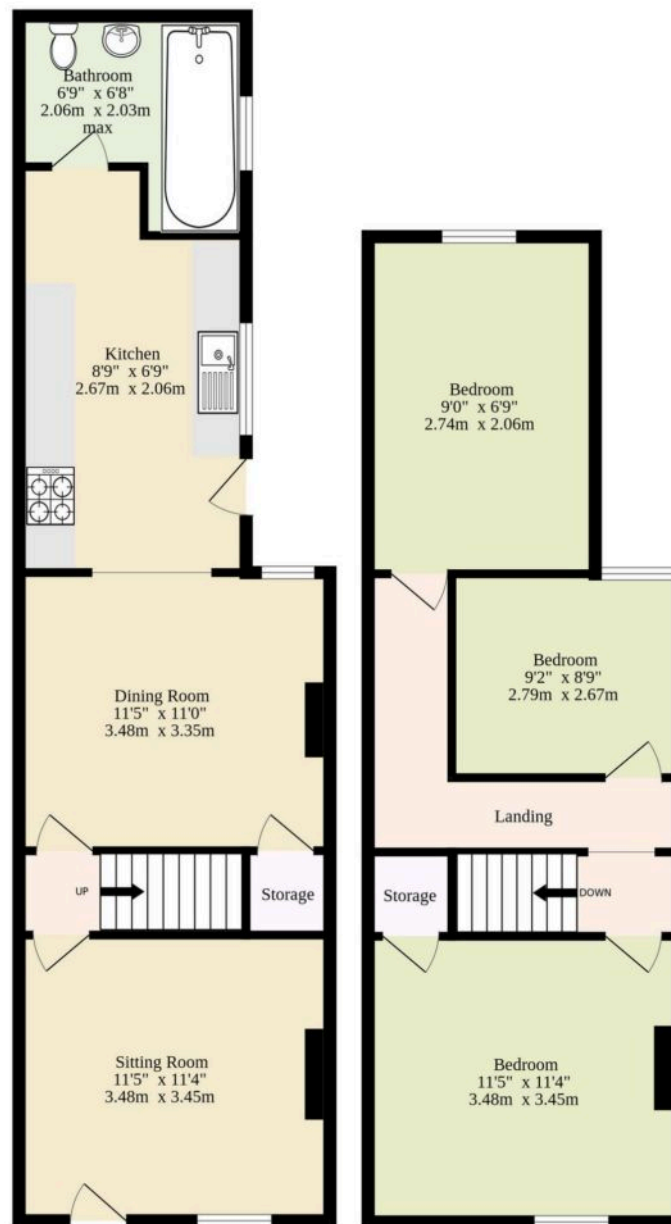
To the rear, the garden is well enclosed and designed with ease of maintenance in mind. Attractive and laid mainly to gravel, it offers a pleasant outdoor space ideal for those not seeking a project. On-road, non-permit parking is available to the front of the house.



M&B

Ground Floor
377 sq.ft. (35.0 sq.m.) approx.

1st Floor
341 sq.ft. (31.7 sq.m.) approx.



TOTAL FLOOR AREA : 718 sq.ft. (66.7 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.
Made with Metropix ©2025

Dreaming of this home? Let's make it a reality



Meet *Liam*
Branch Manager



Meet *Rosie*
Senior Sales Progressor



Meet *Tristan*
Senior Property Valuer

Minors & Brady
Your home, our market

 norwich@minorsandbrady.co.uk

 01603 365085

 107 Unthank Road, Norwich, NR2 2PE

CAISTER-ON-SEA | DEREHAM | DISS | NORWICH | OULTON BROAD | WROXHAM



How can we support

- ✓ Residential Mortgages
- ✓ Protection & Insurance
- ✓ Buy-to-let (personal and limited company)



Matt Waters
Senior Mortgage
and Protection Advisor



Victoria Payne
Mortgage and
Protection Advisor

Scan to book your
appointment today



T: 01692 531372
E: enquiries@norfolk-mortgages.co.uk