



52 Hotblack Road, Norwich  
Norwich



Minors & Brady



## 52 Hotblack Road

Hidden in plain sight yet effortlessly accessible, this mid-terrace home perfectly fuses city convenience with contemporary style. Natural light fills the dining room, where an exposed brick feature wall and warm wooden flooring create a welcoming atmosphere. The sitting room invites relaxation with a cosy gas fire and large windows framing the private rear garden. The recently upgraded kitchen combines sleek design with practicality, featuring integrated appliances and ample storage, complemented by a utility area and ground-floor WC. Upstairs, two generous double bedrooms offer bright and airy rooms, alongside a modern family bathroom with a rainfall shower. The rear garden provides a paved patio for entertaining and an open lawn for quiet enjoyment. Side access adds extra practicality and easy connection to the neighboring street. Located within walking distance of Norwich's lively city centre, this home balances vibrant urban living with peaceful comfort.

- Discreetly positioned mid-terrace home marrying modern living with accessibility
- Interiors drenched in natural light, crafted for both comfort and understated style
- Dining room adorned with a textured exposed brick wall and warm wooden flooring, perfect for gatherings or quiet meals
- Sitting room exudes a welcoming warmth, featuring a gas fire and expansive windows overlooking the secluded rear garden
- Recently reimagined kitchen combining sleek surfaces, integrated appliances, and generous storage
- Practical utility area and ground-floor WC enhancing daily convenience
- Two sizable double bedrooms upstairs, filled with light and offering quiet environments







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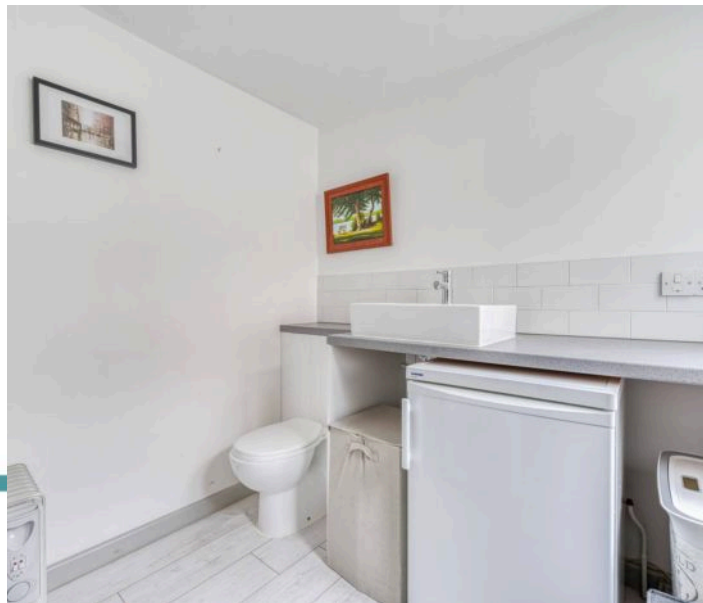
### The Location

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.



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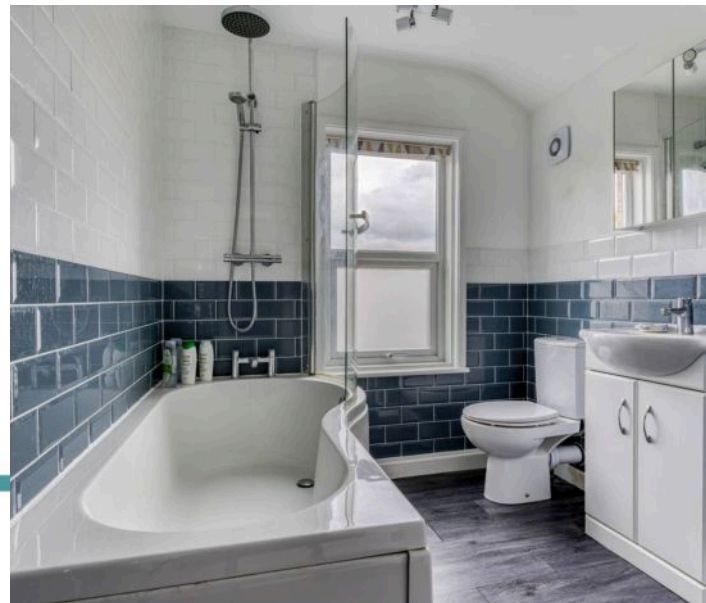
Norwich

## Hotblack Road, Norwich

Discover the perfect blend of city convenience and contemporary living in this beautifully presented mid-terrace home, ideally located within a short walk of Norwich's vibrant city centre. Bathed in natural light and offering thoughtfully designed living spaces, this property is perfect for first-time buyers, young professionals, or those seeking a savvy investment.

Step inside to find a welcoming dining room with a striking exposed brick feature wall and warm wooden flooring, creating a stylish setting for entertaining or relaxed family meals. Beyond, the sitting room offers a cosy yet open feel, complete with a gas fire and large windows that frame the rear garden, making it the perfect spot to unwind.

The recently upgraded kitchen is as practical as it is elegant, featuring integrated appliances, sleek work surfaces, and ample storage. Beyond the kitchen, a handy utility area and ground-floor WC provide extra convenience, with direct access to the private rear garden.



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Upstairs, the property boasts two generous double bedrooms, each filled with natural light and offering plenty of space for rest and relaxation. The family bathroom is a modern retreat, complete with a bath, rainfall shower, and contemporary vanity storage. Every detail has been carefully considered for comfort and style.

The rear garden extends to a paved patio seating area and open lawn, perfect for summer entertaining or quiet moments outdoors. Side access provides a practical route to the neighboring street, offering additional convenience and ease of parking.

Situated just moments from the heart of Norwich, this home allows you to enjoy the city's cafés, boutiques, and cultural hotspots on foot, while still providing a peaceful retreat at the end of the day. It's a home where modern comfort meets urban lifestyle — bright, stylish, and ready to move into.

## Agents Note

Sold Freehold

Connected to all mains services.

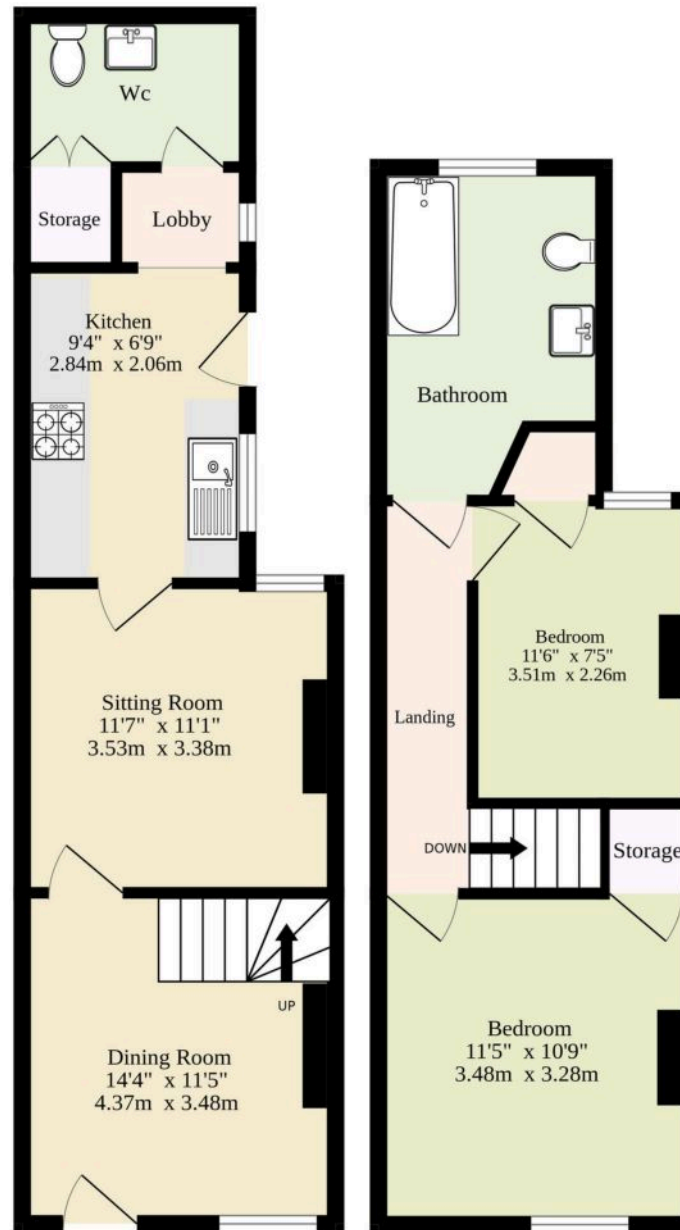


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Ground Floor  
420 sq.ft. (39.0 sq.m.) approx.

1st Floor  
363 sq.ft. (33.7 sq.m.) approx.



TOTAL FLOOR AREA : 783 sq.ft. (72.7 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.  
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