



25 Hill Road, Norwich

Norwich



Minors & Brady



Occupying a sizeable plot of approximately 0.23 acres (stms), this impressive detached home has been thoughtfully extended to provide over 2,476 sq. ft. (stms) of well-balanced living space. Set back from the road, it enjoys a good level of privacy along with excellent parking and a garage with an electric roller door. Inside, the accommodation is spacious and versatile, featuring a generous sitting room with a wood-burning stove and a high-quality open-plan kitchen and dining room opening onto the garden. Practical additions such as a utility room and ground floor shower room enhance everyday living. Upstairs offers a vaulted principal bedroom, further generous bedrooms and flexible spaces ideal for modern lifestyles. The property is completed by a private landscaped garden and a substantial brick-built outbuilding, making this an adaptable and appealing family home.

- Substantial detached family home offering over 2,476 sq. ft. (stms) of extended and upgraded accommodation
- Occupying a sizeable and private plot of approximately 0.23 acres (stms), set back from the road
- Excellent parking provision with a brickweave driveway and garage with electric roller door
- Spacious and inviting sitting room with wood-burning stove, ideal for relaxing and entertaining
- Impressive open-plan kitchen and dining room with integrated appliances and bi-fold doors to the garden
- Well-considered layout including a utility room and ground floor shower room for added practicality
- Attractive principal bedroom with vaulted ceiling and garden outlook
- Further generous bedrooms and flexible spaces, suitable for home working or family needs
- Private, landscaped rear garden offering lawn, patio and mature planting







M&B



# 25 Hill Road

## The Location

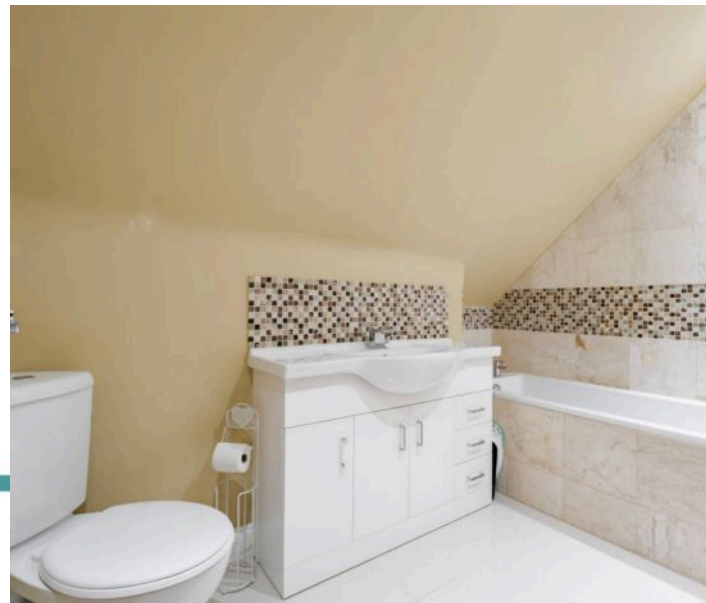
Set within Costessey, Hill Road enjoys a great position. This address offers the rare balance of countryside access and feel with city convenience. Norwich is just a short drive or bike ride away, as are swift connections to the A47 (2.9 miles) and NDR. A direct bus service offers access to Norwich city centre and train station for destinations further afield.

For outdoor lovers, Marriotts Way is a short walk away, a well-loved route for walking, cycling, running and dog walks which extends from Aylsham, through Costessey and then right into the centre of Norwich. Local life is well-served with nearby cafés, active churches and three popular pubs all within walking distance.

Village shops, a garage and a pharmacy are all within easy reach, along with doctors' and dental surgeries for added convenience.

Families benefit from a selection of local schools such as St Augustine's Catholic Primary School (affiliated with Notre Dame High School in Norwich), Ormiston Victory Academy and neighbouring Taverham Langley private school, as well as local garden centres and several parks, rivers, woodlands and fishing lakes.

The popular Longwater Business Park is close by, hosting a Sainsbury's, Marks & Spencer, Boots, Starbucks, The Range and Pizza Hut. This location blends daily practicality with characterful surroundings, offering a lifestyle that's both connected and full of charm.





## 25 Hill Road

### Hill Road, Norwich

Set within a generous plot of approximately 0.23 acres (stms), this impressive detached home has been thoughtfully extended and upgraded to provide over 2,476 sq. ft. (stms) of versatile and well-balanced living space. Positioned back from the road, the property enjoys a sense of privacy while offering excellent parking provision via a brickweave driveway and a garage fitted with an electric roller door.

The house is entered through a welcoming hallway that immediately sets the tone for the scale and quality found throughout. Practical touches include built-in storage and a ground floor cloakroom, alongside a well-appointed shower room that adds flexibility for modern family living. From here, stairs rise to the first floor while doors lead through to the principal reception rooms.

To the front of the property sits a comfortable and inviting sitting room, measuring over 21 feet in length. This space is ideal for relaxing or entertaining and is centred around a recently installed wood-burning stove, creating a warm focal point during the colder months.

The heart of the home is undoubtedly the expansive open-plan kitchen and dining room, extending to approximately 26 feet. Designed with both everyday living and hosting in mind, the room is flooded with natural light and opens directly onto the garden through wide bi-folding doors.





## 25 Hill Road

The kitchen itself is finished to a high standard, featuring a range of contemporary cabinetry, integrated Neff appliances and generous work surfaces, complemented by a freestanding breakfast bar for casual dining. A separate utility room sits discreetly off the kitchen, providing additional storage and space for laundry appliances.

On the first floor, the accommodation continues to impress. The main bedroom is a particularly attractive space, enjoying vaulted ceilings and large windows that overlook the rear garden, creating a bright and airy atmosphere.

Two further double bedrooms are accessed from the landing, one of which benefits from its own dressing room, while an additional adjoining room offers flexibility as a fourth bedroom, home office or nursery. A family bathroom is centrally positioned and fitted with a modern three-piece suite.

Outside, the property truly comes into its own. The rear garden is private, enclosed and thoughtfully landscaped, offering a mix of lawn, patio and mature planting to suit a variety of lifestyles.

A substantial brick-built outbuilding sits within the grounds and provides a highly versatile additional space, complete with multiple windows and French doors, making it ideal for use as a home office, studio or gym. A separate storage room and further garden structures add to the practicality of the outdoor space.

Overall, this is a substantial and adaptable family home that combines generous internal accommodation with excellent outside space, all set within a well-proportioned plot and finished to a high standard throughout.

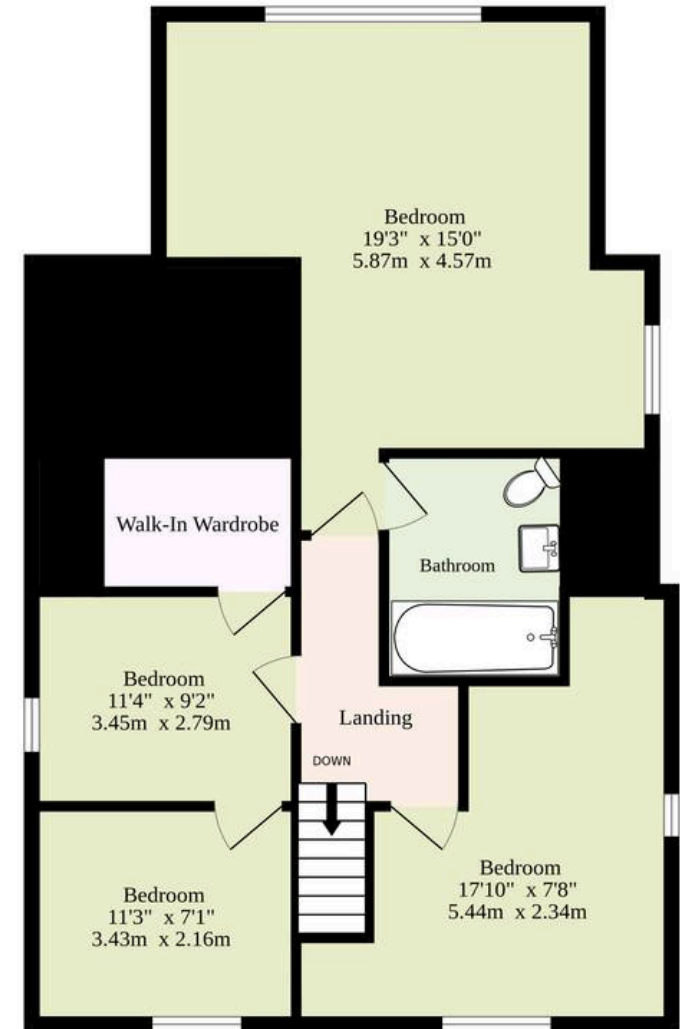




Ground Floor  
1722 sq.ft. (160.0 sq.m.) approx.



1st Floor  
754 sq.ft. (70.0 sq.m.) approx.



TOTAL FLOOR AREA : 2476 sq.ft. (230.0 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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