



552 Hall Road, Norwich  
Norwich

Minors & Brady



# 552 Hall Road

Norwich, Norwich

Well presented throughout, this extended three-bedroom semi-detached home offers a thoughtfully arranged layout suited to modern living, with the added benefit of a vendor already found. Inside, a light-filled lounge with a fireplace and sliding doors opens onto the garden, while a neatly fitted kitchen provides space for dining alongside practical utility areas, supported by two comfortable double bedrooms, one benefitting from built-in wardrobes, a further versatile bedroom, a family bathroom, and a separate WC. Outside, generous gardens wrap around the property and lead to gated off-road parking within the rear garden, while Hall Road's south Norwich position allows convenient access into the city centre, together with everyday amenities and nearby green open spaces.

## Location

Hall Road is positioned to the south of Norwich, offering straightforward access into the city centre while remaining close to everyday amenities and green open spaces. The area is well served by local shops, supermarkets, schools, and medical facilities, with regular bus routes providing convenient links into the city and surrounding areas. Nearby parks, riverside walks, and leisure facilities support day-to-day routines, while road connections allow practical travel towards the A47 and wider Norfolk network. The location also sits within easy reach of the University of East Anglia and the Norfolk and Norwich University Hospital, making it a practical choice for professionals, students, and healthcare workers. A range of local cafés, takeaways, and neighbourhood services are close at hand, adding further convenience to daily life.







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Stepping inside, the entrance hall creates a welcoming introduction to the home, finished with wood-effect flooring that continues across the ground floor. From this space, a staircase rises to the first floor, and access is given to the main living areas.

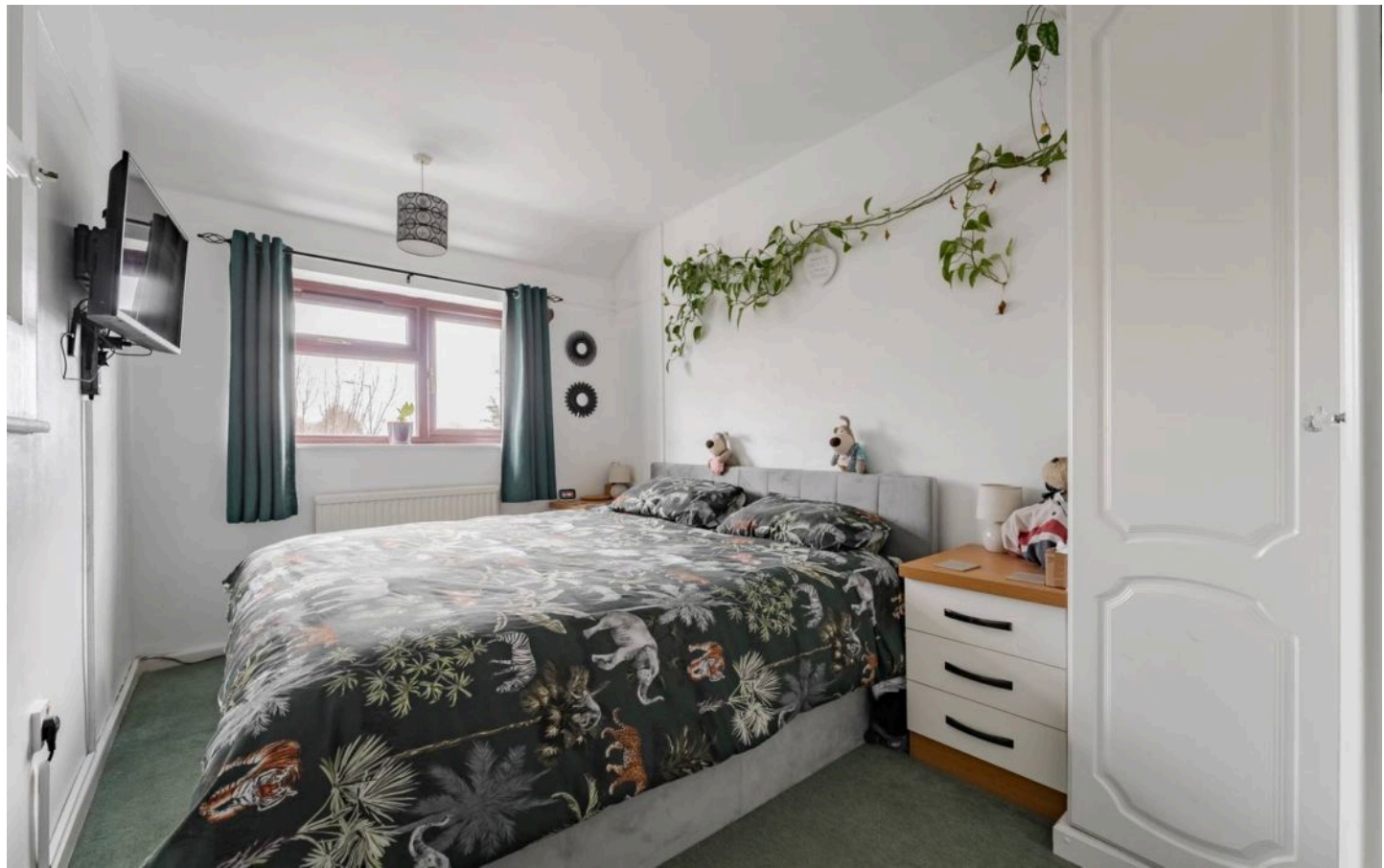
The lounge is generously proportioned and positioned to the front, laid with carpeted flooring and centred around a feature fireplace with tiled surround and hearth. Sliding doors open directly onto the rear garden, allowing a strong connection with the outdoor space while drawing in excellent natural light throughout.

Set at the heart of the home, the extended kitchen diner offers a spacious and highly practical layout. Fitted with a range of wall and base units finished in a soft sage tone, cabinetry is complemented by wood-effect work surfaces and tiled splashbacks. A stainless steel extractor hood sits above the cooking area, with space provided for appliances. Wood effect flooring runs throughout, while several windows enhance the sense of openness. A further door leads into a separate utility area, fitted with additional storage and work surface, plumbing for laundry appliances, and a door opening out to the rear garden.

On the first floor, a carpeted landing provides access to all bedrooms along with the bathroom and a separate WC.

Accommodation includes two comfortable double bedrooms positioned to the front, both finished with carpeted flooring, light-filled thanks to front-facing windows, with one benefiting from built-in wardrobes while the other features useful recessed storage. A further well-sized and versatile bedroom sits to the rear, suitable for use as a single bedroom, nursery, or home office.

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The bathroom is fitted with a panelled bath and shower over, complemented by modern wall finishes, a wash basin set within fitted storage, and a window providing natural ventilation. A separate WC is positioned alongside, fitted with a low-level toilet and a rear-facing window.

Outside, the rear garden is fully enclosed and arranged across multiple levels, beginning with a paved terrace directly outside the house, suitable for everyday use. Steps lead up to a lawned area bordered by timber sleepers and fencing, creating a clearly defined layout. A covered pergola structure provides a sheltered outdoor area, while additional space beyond offers further lawn and seating areas. The garden extends to the side and front.

To the front, the property is set back behind a lawned garden with established planting and a paved pathway leading to the entrance, enclosed by fencing and mature hedging.

Parking is provided through secure off-road parking located to the rear, accessed through double gates, offering a practical and private solution.

## Agents notes

Sold freehold, connected to all main services.

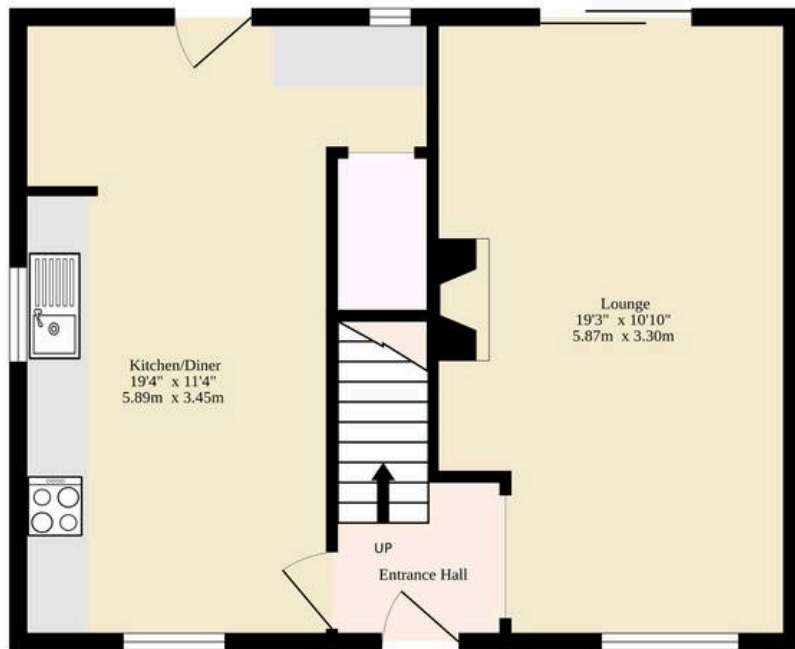
Gas Central Heating

Council Tax Band- B

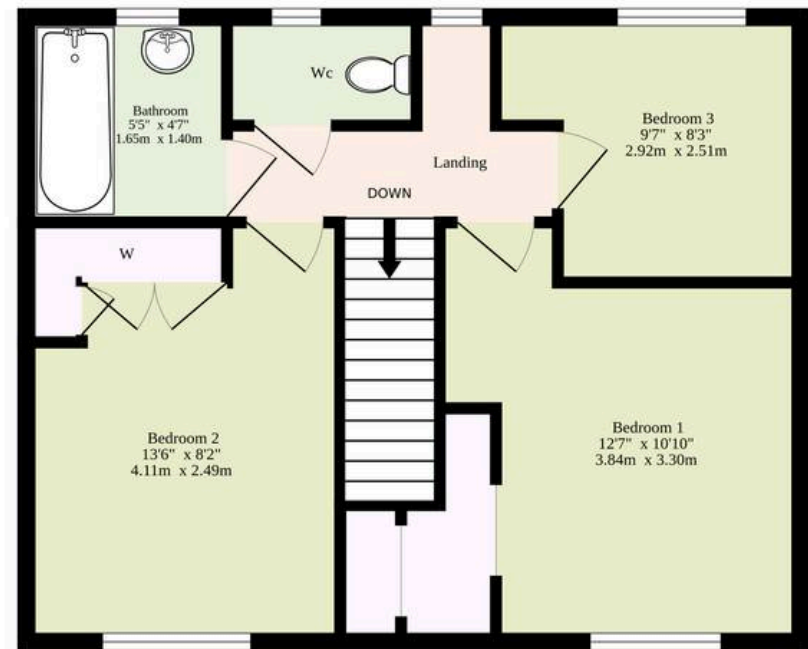


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**Ground Floor**  
443 sq.ft. (41.2 sq.m.) approx.



**1st Floor**  
451 sq.ft. (41.9 sq.m.) approx.



**TOTAL FLOOR AREA : 894 sq.ft. (83.1 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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# Minors & Brady

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