



Zone J
Permit
holders
only
Mon-Sat
8 am-6:30 pm

39 Green Hills Road, Norwich

Norwich



Guide Price
Minors & Brady

Set within a desirable location, this well-presented two-bedroom terraced home offers a fantastic opportunity for buyers seeking a move-in ready property with character and convenience. With no onward chain, the purchase process can be straightforward, making it ideal for first-time buyers, downsizers, or investors. The home blends period charm with practical modern touches, creating a comfortable and stylish living environment throughout. Standout features include multiple original fireplaces, spacious double bedrooms, and a thoughtfully arranged ground floor layout that works well for both everyday living and entertaining. The property also benefits from useful additional spaces such as a utility area and ground floor WC, adding to its practicality. Outside, the private non-bisected garden and charming railed frontage enhance the overall appeal. Altogether, this is a beautifully maintained home in a great area, ready for its next owners to move straight in and enjoy.

The Location

Green Hills Road enjoys a prime spot in the heart of NR3, one of Norwich's most in-demand postcodes thanks to its brilliant mix of community feel, green spaces, and proximity to the city. Just a 20-minute walk or a short 7-minute drive will get you to both the city centre and the train station, making it ideal for commuters and city explorers alike.

Locally, you're well-served with everyday essentials, including a Spar and Tesco Express for quick pick-ups or artisan bakers Bread Source for bread, coffee and pastries. When it's time to grab a bite or hang out over drinks, you're spoiled for choice. The Artichoke and The Stanley are local favourites with great food and a buzzing atmosphere. If you're after something laid-back, The White Lion or Malt and Mardle are perfect spots for a chilled pint and an easy evening.





M&B

For simply unwinding, the green space of Wensum Park is only a stroll away. There's also Grade II listed Waterloo Park, where you can walk the dog, play some sports, or just visit the pavilion café.

Just moments from your front door, you'll also find the River Wensum running nearby, offering scenic views, peaceful spots, and paddleboarding, and for those who enjoy running or cycling, Marriott's Way provides an opportunity to go further afield. With popular local schools in the catchment area and a great sense of neighbourhood, Green Hills Road offers that perfect blend of city convenience and everyday comfort.

Green Hills Road, Norwich

Tastefully decorated throughout, this charming two-bedroom terraced home is offered to the market with no onward chain, making it an excellent opportunity for buyers looking for a straightforward move. The property benefits from a small courtyard frontage enclosed by classic black railings and a gate, creating an attractive first impression while maintaining privacy from the street.

Upon entering the property, you are welcomed into a bright and inviting sitting room featuring a beautiful original fireplace and characterful original wood floorboards, adding warmth and period charm to the space. This leads through to the dining room, which also retains original floorboards and its own original fireplace, creating a wonderful setting for entertaining or everyday dining. From here, there is access to the kitchen and views towards the rear garden.

The modern kitchen is fitted with neutral units, complemented by a traditional Belfast sink and tiled backsplash, with space provided for appliances. Beyond the kitchen is a useful utility area with matching units, offering additional storage and practicality, along with a convenient downstairs WC.



M&B

Upstairs, the property offers two generously sized double bedrooms, both benefiting from beautiful original fireplaces that enhance the home's character. The principal bedroom enjoys an en-suite bathroom, fitted with a three-piece suite including a bath with shower over.

Externally, the property features a non-bisected rear garden, providing a private outdoor space to relax or entertain.

Combining period features, tasteful décor, and practical living spaces, this appealing home presents a wonderful opportunity for buyers seeking a character property ready to move into.

Agents Note

This property will be sold freehold.

Connected to mains water, electricity, gas and drainage.

Some images used in this listing have been digitally staged to illustrate potential furnishing and layout options. We recommend arranging a viewing to assess the space and features in person.

This property does not have entitlement to on or off street parking. We encourage viewers to do their own due diligence in regards to parking arrangements before offering.



Ground Floor

Approx. 447.5 sq. feet



First Floor

Approx. 387.8 sq. feet



Total area: approx. 835.3 sq. feet

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.

Plan produced using PlanUp.

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



Meet *Liam*
Branch Manager



Meet *Rosie*
Senior Sales Progressor



Meet *Tristan*
Senior Property Lister

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