



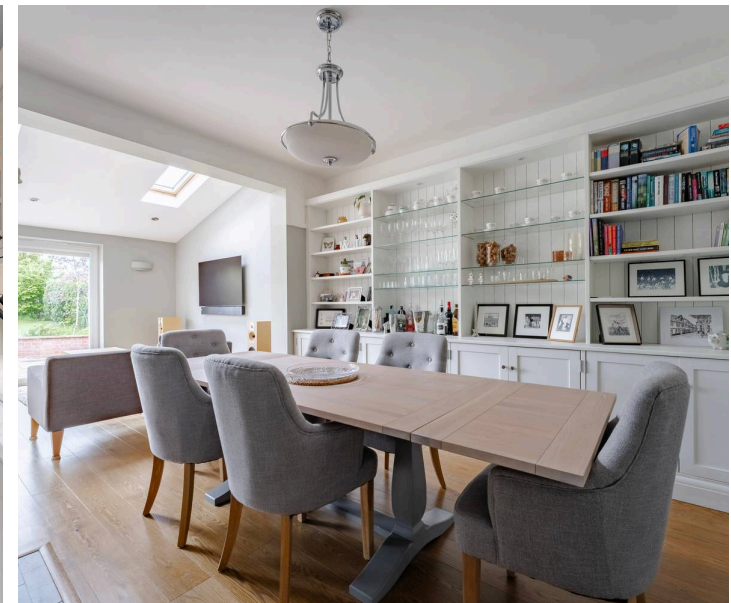
21 St. Clements Hill, Norwich
Norwich



Minors & Brady

Bold, beautiful, inviting, this standout four-bedroom home effortlessly captures attention from the very first glance. The charming exterior, featuring a gravel driveway, soft green render, rich front door, and stained glass detailing, creates an inviting first impression that continues inside. A striking mosaic-style entrance hall leads to a calm sitting room with bay window, subtle colour zoning and a characterful fireplace. The home flows effortlessly into a spacious dining room and a light-filled garden room with Velux windows and bi-fold doors, making it ideal for entertaining. A well-appointed kitchen, separate utility, and three stylish bathrooms ensure practicality meets contemporary comfort. Completing the picture is a landscaped rear garden with a generous tiled terrace, lawn, mature hedging, and summer house, perfect for modern family living.

- Four well-proportioned bedrooms in a highly sought-after NR3 location
- Excellent kerb appeal with gravel driveway, landscaped frontage and fresh exterior updates
- Attractive brick and soft green rendered façade with distinctive stained glass detailing
- Welcoming entrance hall with eye-catching mosaic-style flooring
- Elegant sitting room with bay window, subtle colour zoning and fireplace focal point
- Spacious dining room with built-in storage, ideal for family living and entertaining
- Light-filled garden room with Velux windows and bi-fold doors opening to the garden
- Contemporary kitchen with ample storage, space for range cooker and wine fridge
- Separate utility room with Belfast sink and access to ground floor shower room
- Landscaped rear garden with tiled terrace, lawn, mature hedging and summer house





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21 St. Clements Hill

The Location

St Clements Hill is ideally positioned to the north of Norwich city centre, within the ever-popular NR3 area, well known for its character, community feel and everyday convenience. Despite being so close to the heart of the city, the location enjoys a notably quiet and residential atmosphere, making it especially appealing to those seeking a more peaceful setting without sacrificing accessibility.

The area benefits from excellent connectivity, with straightforward routes into the city centre, Norwich train station and the inner ring road, making it an ideal base for commuting and day-to-day travel. Regular bus services run nearby, and the surrounding roads are convenient for both driving and cycling.

A key highlight of the location is its close proximity to Magdalen Street and the wider NR3 district, where you'll find a vibrant mix of independent shops, cafes and local businesses. The area is also home to a fantastic selection of traditional pubs and eateries, which are a real feature of the neighbourhood and a firm favourite of the current vendor, adding to the strong sense of community and lifestyle appeal.

Locally, Sewell Park offers a lovely green space for walks and recreation, while the historic Whale Bone landmark provides a unique and well-known point of interest nearby. For additional amenities, Sprowston is just a short drive away, offering supermarkets, retail options and further everyday conveniences.

Green spaces and riverside walks are also within easy reach, with the nearby River Wensum providing scenic routes for walking, running or simply unwinding outdoors. Well-regarded schools and a range of local services are close at hand, further enhancing the practicality of the area.



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21 St. Clements Hill

St. Clements Hill, Norwich

Set within a highly sought-after location, this impressive four-bedroom home immediately captures attention with its undeniable kerb appeal. A gravel driveway provides generous off-road parking, while the attractive brick exterior is beautifully complemented by a soft light green render and a rich green front door, creating a warm and inviting first impression. A charming curved brick border frames a small, neatly maintained section of lawn. Practicality meets style with the addition of a storm porch, and both the front door and adjacent side window showcase elegant stained glass detailing, offering a hint of the character found within.

The exterior has also been recently repainted and fitted with new gutters, ensuring the home looks fresh and well cared for.

Stepping into the entrance hall, you are immediately drawn to the striking mosaic-style flooring, a true statement feature that sets the tone for the rest of the home. The space balances charm with functionality, creating a welcoming environment for both residents and guests. From here, the sitting room offers a calm and relaxing setting, centred around a beautiful bay window that fills the room with natural light. Subtle detailing in the form of coving gently defines a soft green section of wall, contrasted with crisp white tones, adding depth and a soothing atmosphere.

A fireplace forms a natural focal point, enhancing the room's cosy appeal.



21 St. Clements Hill

Continuing through the home, the dining room provides ample space for a full-sized dining table, making it ideal for both everyday family life and entertaining. Built-in storage and shelving offer both practicality and an opportunity to display decorative pieces, glassware, or cherished photographs. An opening leads seamlessly into a stunning additional garden room-style living space.

Bathed in natural light from Velux windows above and complemented by bi-fold doors that open onto the garden, this area is perfectly designed for entertaining, particularly during the warmer months when indoor and outdoor living blend effortlessly.

The layout flows naturally back around to the kitchen, which is finished in neutral tones and fitted with ample cabinetry and brushed fixtures for a clean, contemporary feel. There is space for a range cooker as well as a wine fridge and additional storage, making it a highly functional and stylish hub of the home.

A separate utility room mirrors the kitchen's cabinetry and features a traditional Belfast sink, a Velux window for added brightness, and access to a convenient ground floor shower room.



21 St. Clements Hill

Upstairs, the property continues to impress with four well-proportioned bedrooms. The main bedroom benefits from its own en-suite shower room, where patterned flooring and bold, colourful tiling combine to create a luxurious yet characterful space. The principal bathroom follows suit, offering both a bath and separate shower, along with similarly distinctive flooring and tiling, paired with classic sanitaryware.

With a total of three bathrooms throughout the home, practicality is assured, comfortably accommodating the needs of a busy household.

Externally, the rear garden has been thoughtfully landscaped to create a versatile and enjoyable space. A generous tiled terrace provides the perfect setting for outdoor dining and relaxation, while the lawn is bordered by mature hedging, offering both privacy and greenery. A summer house adds further appeal, ideal for use as a retreat, workspace, or entertaining area.

Altogether, this is a superb family home that delivers on every front, offering a wealth of amenities, generous living space, and a seamless blend of character and modern comfort in a truly desirable setting.

Agents Note

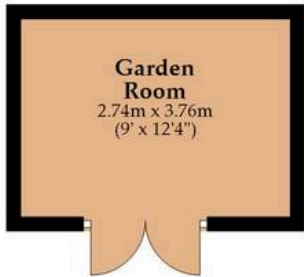
This property will be sold freehold.

Connected to mains water, electricity, gas and drainage.



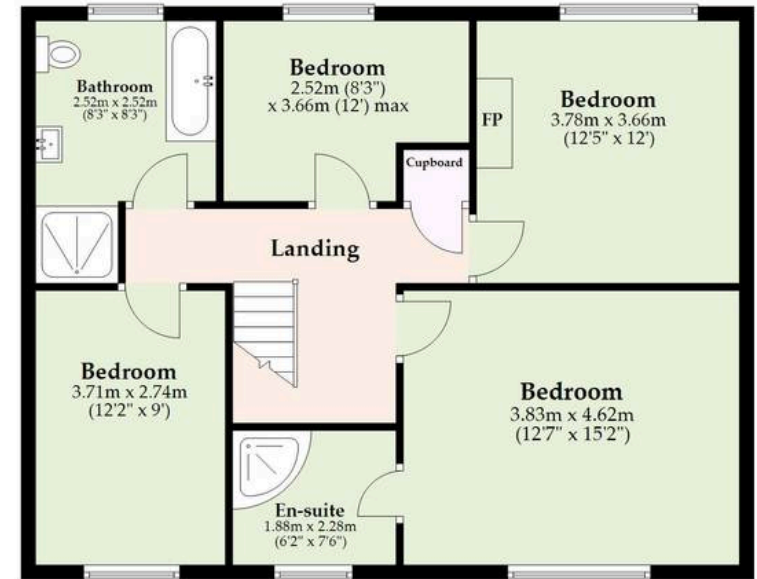
Ground Floor

Approx. 120.4 sq. metres (1296.0 sq. feet)



First Floor

Approx. 74.8 sq. metres (805.6 sq. feet)



Total area: approx. 195.2 sq. metres (2101.6 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.

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Minors & Brady
Your home, our market

 norwich@minorsandbrady.co.uk

 01603 365085

 107 Unthank Road, Norwich, NR2 2PE

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