



34 South Hill Close, Norwich

Norwich



Minors & Brady

34 South Hill Close

Norwich

Packed with personality, practical features and fantastic entertaining space, this three-bedroom semi-detached home is far more than meets the eye. Set within a quiet cul-de-sac, the property offers two reception rooms, off-road parking for two vehicles and a west-facing rear garden. Solid oak flooring enhances both the sitting room and dining room, while all three bedrooms benefit from fitted storage. Outside, the garden combines lawn, patio and decking areas, providing plenty of space to relax and entertain. A standout feature is the outdoor bar and storage building, complete with power and lighting. Ideal for families and first-time buyers alike, this is a home that effortlessly blends comfort, character and practicality.

- Three-bedroom semi-detached home positioned within a quiet cul-de-sac
- Off-road parking for two vehicles and garage
- Spacious sitting room and separate dining room with solid oak flooring
- Characterful dining room with vibrant décor and entertaining appeal
- Well-equipped kitchen with attractive wood-effect cabinetry
- All three bedrooms benefiting from fitted storage
- Family bathroom featuring a corner bath suite
- West-facing rear garden with lawn, patio and decking areas
- Impressive outdoor bar and storage building with power and lighting
- Rear access and excellent outdoor space ideal for entertaining and family living





M&B

The Location

South Hill Road in Thorpe St Andrew enjoys a sought-after position within one of Norwich's most established and well-connected suburbs, combining a strong sense of community with excellent day-to-day convenience. Residents benefit from a wide range of nearby amenities, including supermarkets such as the East of England Co-op and Sainsbury's, alongside independent shops, cafés, takeaways and local services that cater for everyday needs. Dining options range from relaxed meals at The Cottage pub to popular restaurants nearby, providing plenty of choice close to home.

The area is particularly appealing to families, with a selection of well-regarded schools serving all age groups. These include Thorpe St Andrew School and Sixth Form, Hillside Avenue Primary and Nursery School, and St William's Primary School, all contributing to the area's reputation as a family-friendly location.

For those who enjoy spending time outdoors, Thorpe St Andrew is well placed for access to scenic riverside walks along the River Yare, as well as nearby woodland and green spaces. Whitlingham Country Park, one of Norwich's most popular outdoor destinations, is within easy reach and offers walking, cycling, sailing and paddle sports in a beautiful natural setting.

Commuters are exceptionally well catered for, with regular bus services operating close by and providing straightforward access into Norwich city centre. Norwich Railway Station is just over 3km away, offering direct services to London, Cambridge and regional destinations, while Norwich International Airport is approximately 6km from the property. Road users also benefit from convenient links to the Broadland Northway (NDR) and the A47, making travel across Norfolk and beyond both simple and efficient.



34 South Hill Close

Norwich

South Hill Close, Thorpe St. Andrew

Positioned within a quiet cul-de-sac, this well-presented three-bedroom semi-detached home offers a fantastic combination of practical living space, excellent outdoor entertaining areas and generous storage throughout. Ideal for first-time buyers, young families and those looking to upsize, the property benefits from off-road parking for two vehicles, a west-facing rear garden and a versatile layout designed to suit modern lifestyles.

Stepping inside, the entrance porch opens into a welcoming sitting room, beautifully presented in neutral tones and enhanced by attractive solid oak flooring underfoot. Generous in size, this comfortable reception room provides ample space for relaxation and everyday family living, while natural light creates a bright and inviting atmosphere throughout.

Leading through from the sitting room is a separate dining room, distinguished by its vibrant orange décor which adds personality and character to the space. Also featuring solid oak flooring, this room offers an excellent setting for family meals, entertaining guests or special occasions, creating a wonderful social hub within the home.

The kitchen is fitted with a range of wood-effect units, providing a warm and timeless appearance alongside practical storage and worktop space. Thoughtfully arranged for day-to-day convenience, the kitchen enjoys direct access to the rear garden, helping to connect indoor and outdoor living during the warmer months.



M&B

34 South Hill Close

Norwich

To the first floor, all three bedrooms are accessed from a central landing and benefit from fitted storage, maximising space and practicality. The bedrooms offer comfortable accommodation for families, guests or those requiring a home office, while built-in wardrobes help maintain a clean and uncluttered feel.

Serving the first floor is a well-appointed family bathroom, complete with a feature corner bath providing the perfect place to relax and unwind at the end of the day.

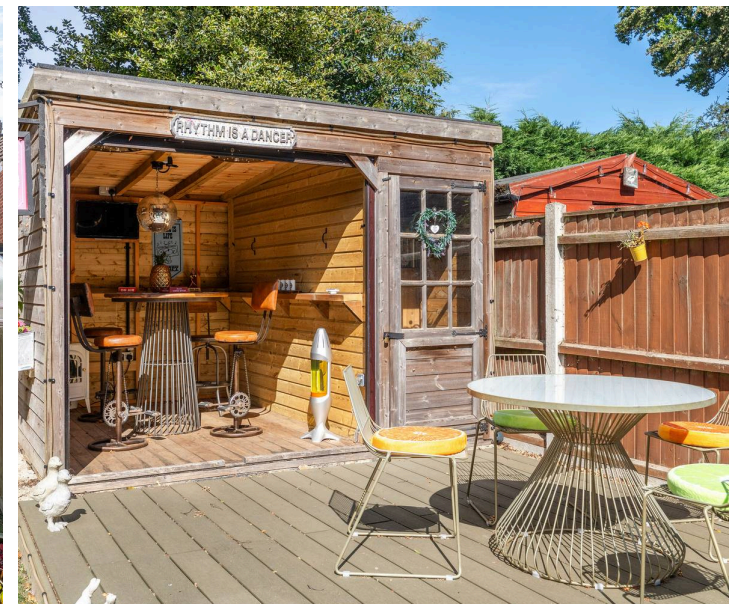
Outside, the west-facing rear garden is designed to make the most of the afternoon and evening sunshine. A combination of lawn, patio and decking creates distinct areas for relaxing, dining and entertaining, with the decked section providing an ideal position for outdoor furniture. Rear access further enhances convenience and practicality.

A particular highlight of the garden is the impressive outdoor bar and storage building, which benefits from power and lighting. This versatile space lends itself perfectly to hosting family and friends, creating a home bar, hobby room or simply providing valuable additional storage.

To the front, a private driveway provides off-road parking for two vehicles. Combining a sought-after cul-de-sac location, versatile living accommodation, generous outdoor space and unique entertaining features, this is a home that offers far more than first meets the eye.

Agents Note

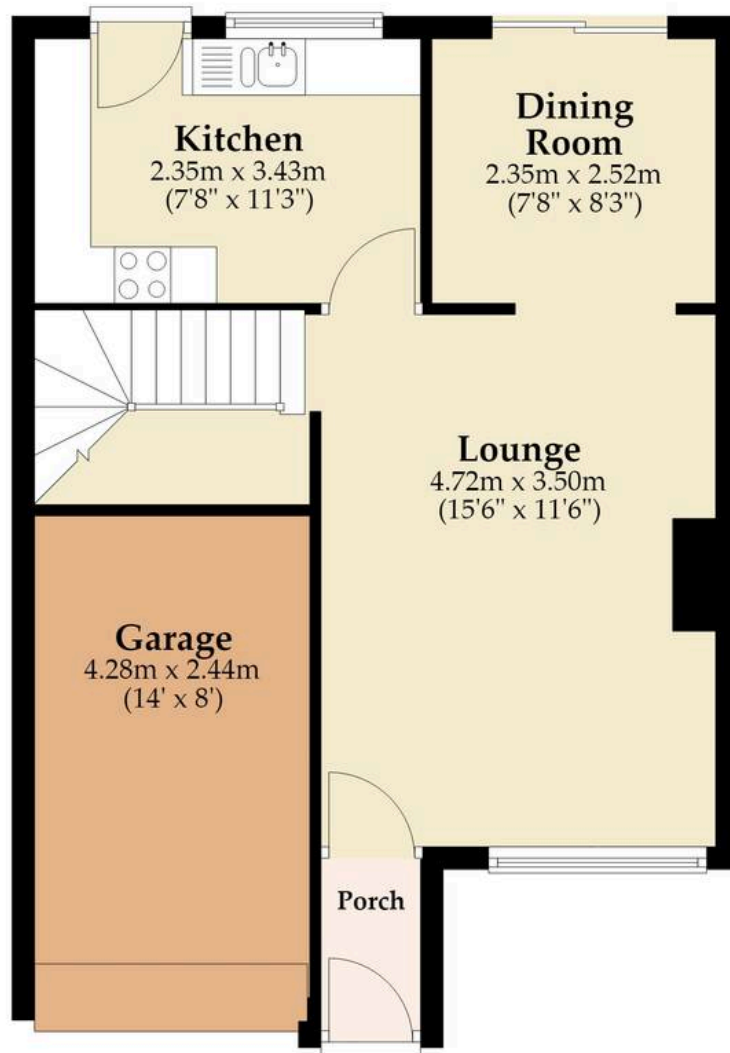
This property will be sold freehold and connected to mains water, electricity, gas and drainage.



M&B

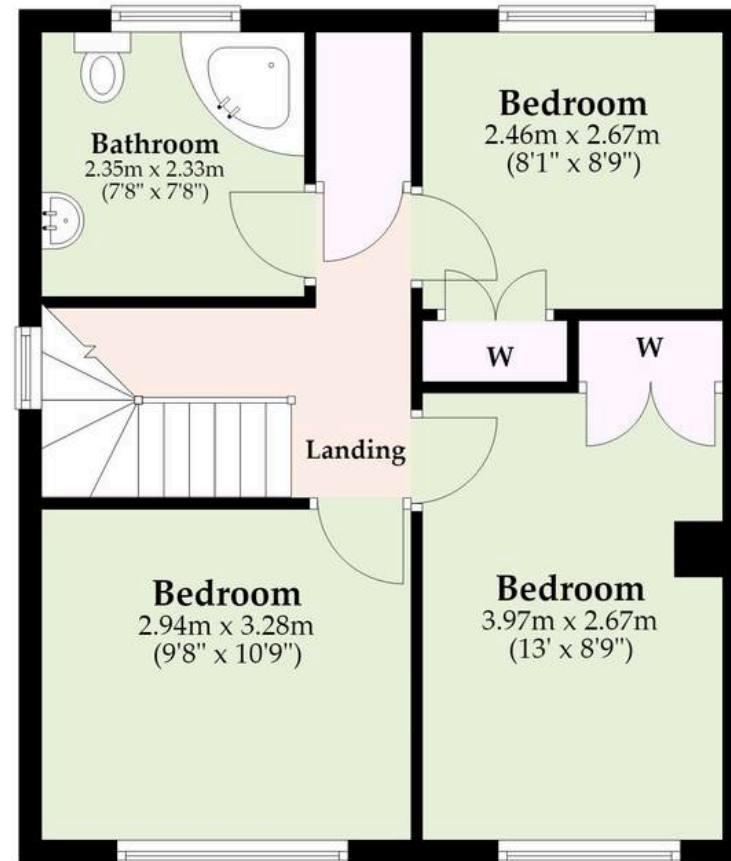
Ground Floor

Approx. 48.2 sq. metres (518.6 sq. feet)



First Floor

Approx. 43.4 sq. metres (466.9 sq. feet)



Total area: approx. 91.6 sq. metres (985.5 sq. feet)

M&B

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 *Abi*
Branch Partner



Meet *Karol*
Property Lister



Meet *Claire*
Aftersales Team Leader

Minors & Brady
Your home, our market



wroxham@minorsandbrady.co.uk



01603 783088



6 Church Road, Wroxham, Norwich, NR12 8UG

BURY ST. EDMUNDS | 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
Director and
Principal



Victoria Payne
Mortgage and
Protection Advisor

Offering you quick and professional mortgage advice every step of the way.

T: 01603 210378
E: enquiries@norfolk-mortgages.co.uk