



102 Hall Road, Norwich

Minors & Brady



102 Hall Road

Norwich

Set within one of South Norwich's most established neighbourhoods, this fully refurbished terrace presents an excellent opportunity to enjoy city living without compromise. Carefully updated throughout, the property offers light-filled interiors, quality modern finishes and a layout perfectly suited to contemporary lifestyles, with spacious reception rooms, two double bedrooms and a garden providing further potential for outdoor enjoyment.

- Fully-renovated mid-terrace residence positioned in the Lakenham area of South Norwich, providing easy access to the city centre
- Turn-key interior that is ready to move straight into, perfectly suited to first-time buyers
- Brand-new boiler installed, double-glazed windows, doors, flooring and radiators
- Open-plan living and dining room creating an effortless flow for everyday living and entertaining, with a traditional open fireplace and an understairs cupboard
- Brand-new contemporary-style kitchen equipped with stylish cabinetry, a freestanding oven, under-counter areas for appliances and direct access out to the garden
- Two double bedrooms offering comfort and privacy
- Brand-new bathroom comprising of a modern three-piece suite, with a Velux window that fills the space in natural light
- A bisected rear garden that features paving for outdoor seating or a timber shed, with areas that can be turfed



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The Location

Hall Road is situated within the sought-after suburb of Lakenham, to the south of Norwich city centre. This convenient and well-connected location combines easy access to the city with a range of local amenities, making it a popular choice for families, professionals, and first-time buyers.

Lakenham benefits from an excellent selection of everyday facilities, including supermarkets, convenience stores, cafés, healthcare services, and well-regarded schools. The area is also home to a variety of local parks, recreational facilities, and community amenities, providing plenty of opportunities for leisure and outdoor activities.

Norwich city centre lies within easy reach and offers an extensive range of shopping, dining, and entertainment options, together with a rich blend of historic architecture, cultural attractions, and vibrant nightlife. The nearby Riverside development provides additional leisure facilities, restaurants, and a multiplex cinema, while the picturesque Whitlingham Country Park offers scenic walks, cycling routes, and water-based activities.

For commuters, Hall Road is particularly well placed, benefiting from excellent road links via the A47 Southern Bypass and convenient access to Norwich Railway Station, which provides regular services to London Liverpool Street, Cambridge, and other regional destinations.



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The ground floor is centred around a spacious open-plan sitting and dining room, creating an inviting environment for both daily life and social occasions. Natural light enhances the sense of space, while a traditional open fireplace provides character and serves as an attractive focal point. An understairs cupboard offers valuable storage.

To the rear, the newly fitted kitchen has been designed with modern living in mind. Contemporary cabinetry provides ample storage, complemented by generous work surfaces and a freestanding oven. Dedicated under-counter spaces allow for appliances to be neatly accommodated, while a large skylight introduces excellent natural light throughout the day. A door opens directly onto the garden, making outdoor dining and entertaining easily accessible.

Upstairs, two comfortable double bedrooms offer well-proportioned accommodation, each providing a pleasant setting for rest and relaxation. The newly installed bathroom is fitted with a modern three-piece suite and benefits from a Velux window, allowing daylight to pour into the space and enhancing its bright, fresh feel.



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The extensive programme of improvements includes a brand-new boiler, replacement double-glazed windows and doors, new flooring and radiators throughout, providing peace of mind for prospective purchasers and ensuring the property is ready for immediate occupation.

Outside, the bisected rear garden offers a practical and versatile outdoor space. A paved section creates an ideal spot for seating, outdoor dining or summer entertaining, while a timber shed provides useful storage. Additional areas offer scope for turfing and landscaping, allowing buyers to tailor the garden to their own preferences.

A superb turn-key home in a well-connected Norwich location, offering stylish interiors, quality finishes and the opportunity to move straight in and start enjoying everything this vibrant area has to offer.

Agents Notes

Freehold.

Connected to mains water, electricity, gas and drainage.

Combi boiler with gas central heating.

Please note: This property has a bisected garden.

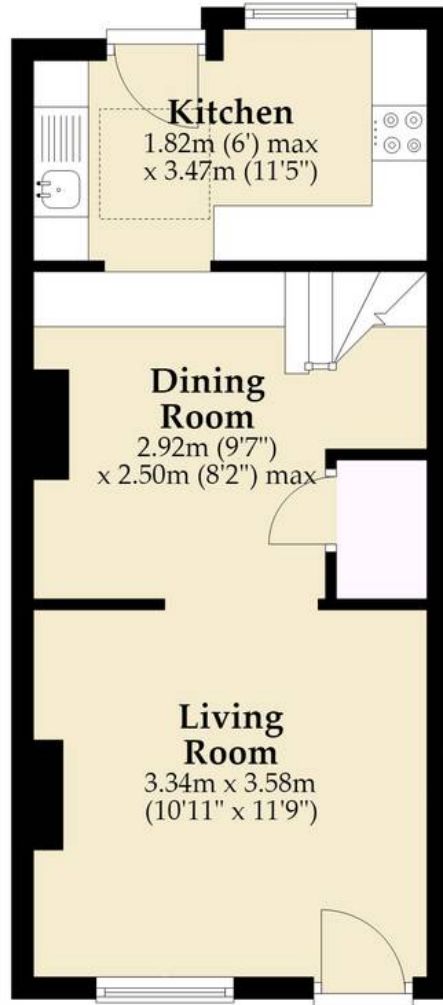
Please be aware that the images have been AI-staged to showcase the furniture in the rooms. We recommend visiting the property in person to fully evaluate the space and its features.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		86
(69-80) C		
(55-68) D	61	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		

Ground Floor

Approx. 30.1 sq. metres (324.5 sq. feet)



First Floor

Approx. 28.2 sq. metres (303.7 sq. feet)



Total area: approx. 58.4 sq. metres (628.2 sq. feet)

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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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