



12 Hotblack Road, Norwich

Minors & Brady

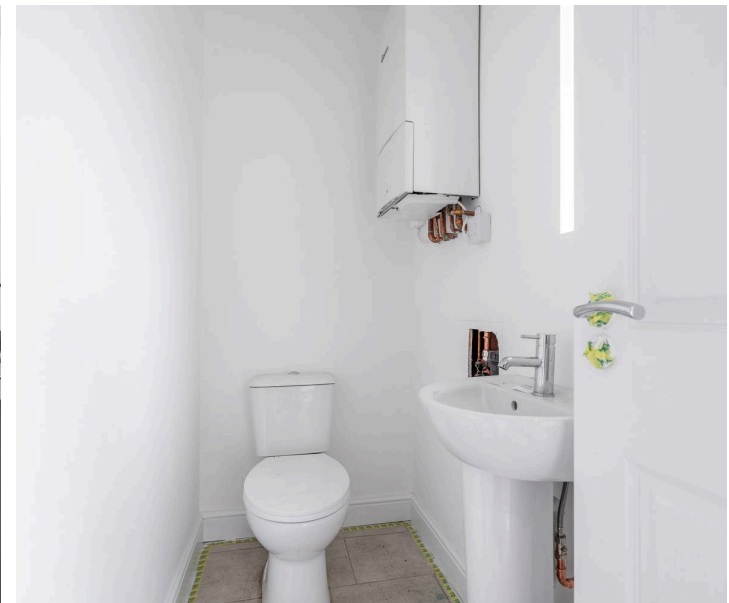


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Norwich

A stunning period terrace transformed through an extensive renovation and extension, perfectly blending contemporary design with retained character features in a sought-after city setting. Occupying a convenient position on Hotblack Road, this impressive home has undergone a comprehensive programme of modernisation, creating a stylish turn-key opportunity for buyers seeking high-quality living without the hassle of further works. At the heart of the home is a beautifully extended kitchen, flooded with natural light from multiple skylights and finished with a brand-new fitted kitchen. Original fireplaces have been retained, ensuring the property's period charm remains intact whilst benefitting from new flooring and modern finishes throughout. Externally, the rear garden is due to be landscaped, completing a home that has been thoughtfully updated for modern living.

- Extensively modernised terraced home blending character features with contemporary upgrades throughout
- Desirable NR4 location just off Dereham Road, offering excellent access to Norwich city centre, the UEA and NNUH
- Bright and welcoming lounge complemented by a separate dining room, ideal for both everyday living and entertaining
- Impressive rear extension creating a spacious kitchen fitted with modern units and generous worktop space
- Multiple skylights within the kitchen flood the space with natural light, enhancing the open and airy feel
- Two generous double bedrooms, both retaining attractive original fireplaces that celebrate the property's character
- Beautifully appointed four-piece bathroom featuring a separate bath, shower enclosure and contemporary marble-effect finishes







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The property opens directly into a comfortable lounge positioned at the front of the home, creating a welcoming first impression with plenty of space for relaxation. Beyond, the dining room offers a further reception space, providing an ideal setting for both everyday living and entertaining.

To the rear, the home opens into an extended kitchen which forms an impressive hub of the property.

Designed with modern lifestyles in mind, the newly fitted kitchen benefits from generous worktop space and storage, whilst multiple skylights flood the room with natural light, creating a bright and airy atmosphere throughout the day. A rear lobby provides access to the garden and a convenient ground-floor WC.

The first floor comprises two well-proportioned double bedrooms, both offering excellent space and flexibility. Character features continue upstairs, with original fireplaces retained within the bedrooms, adding charm and a nod to the property's heritage. Serving the accommodation is a beautifully finished bathroom featuring a four-piece suite, including a separate bath and shower enclosure.

Marble-effect finishes elevate the space, creating a stylish and contemporary feel.

Buyers should note that some finishing works are still being completed, whilst the rear garden is due to be landscaped, allowing the next owner to benefit from a largely completed renovation project.



M&B

Ground Floor

Approx. 45.4 sq. metres (488.5 sq. feet)



First Floor

Approx. 33.2 sq. metres (357.5 sq. feet)



Total area: approx. 78.6 sq. metres (846.0 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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