

456 Hall Road, Norwich

Minors & Brady

456 Hall Road

Norwich

A fantastic opportunity to unlock a property's full potential. Set on a generous plot with off-road parking and a substantial rear garden, this three-bedroom home offers excellent scope for modernisation and personalisation. The accommodation includes a spacious living room, garden room, kitchen, utility room, three bedrooms, a wet room and separate WC, providing a flexible layout for a variety of buyers. With ample outdoor space and room to add value over time, the property is perfectly suited to those looking to create a home tailored to their own tastes and requirements. Conveniently positioned and offering plenty of potential, this is an exciting prospect for buyers seeking their next project.

- Three-bedroom home offering excellent potential for modernisation and personalisation throughout
- Spacious living room extending across the rear of the property, ideal for everyday family living
- Additional garden room providing versatile reception space overlooking the rear garden
- Separate kitchen and utility room offering practical accommodation with scope for improvement
- Principal bedroom benefiting from built-in wardrobe storage
- Two further bedrooms suitable for family members, guests or home working requirements
- Wet room and separate WC serving the first-floor accommodation
- Generous rear garden plot with ample space for landscaping and outdoor enjoyment
- Off-road parking to the front of the property for added convenience
- Fantastic opportunity for buyers seeking a project with scope to add value and create a home to their own specification

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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 wide range of local amenities, making it a popular choice for families, professionals and first-time buyers alike.

Lakenham benefits from an excellent selection of everyday facilities, including supermarkets, convenience stores, cafés, healthcare services and well-regarded schools. Residents can enjoy a variety of nearby green spaces and recreational facilities, while the popular Whitlingham Country Park offers scenic walking and cycling routes, open water activities and beautiful countryside surroundings just moments away.

Norwich city centre is easily accessible and provides an extensive range of shopping, dining and entertainment options, alongside a rich blend of historic landmarks, cultural attractions, theatres and nightlife. The nearby Riverside development further enhances the area's appeal, offering restaurants, bars, a multiplex cinema, gym facilities and a variety of leisure amenities.

For shopping and everyday convenience, the area is well placed for access to a number of retail parks, including those home to major retailers such as IKEA, Pets at Home, B&Q and other national brands. A large Tesco Extra is also within a short drive, providing comprehensive grocery and household shopping.

The location is particularly attractive for commuters, benefiting from excellent transport connections. The nearby A47 Southern Bypass provides swift links around Norwich and onwards to Great Yarmouth, King's Lynn, Cambridge and the wider road network.

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An excellent opportunity to create a home tailored to your own tastes and requirements. Offering generous accommodation throughout, this three-bedroom property occupies a substantial plot and would benefit from a programme of modernisation, making it an appealing prospect for buyers looking to add their own style and value over time. With off-road parking to the front and a large rear garden, there is plenty of scope to enhance both the house and its outdoor space.

The accommodation is entered via a central hallway, which provides access to the main ground floor rooms. A spacious living room spans much of the rear of the property, creating an excellent space for everyday living and entertaining. Leading off this room is a garden room, providing additional reception space and enjoying views over the rear garden.

The kitchen is positioned to the front of the property and is complemented by a separate utility room, offering useful storage and practical workspace. Together, these rooms provide a solid foundation for future improvement and reconfiguration, subject to requirements.

Upstairs, the first floor comprises three bedrooms accessed from the landing. The principal bedroom benefits from built-in wardrobe space, whilst the remaining bedrooms offer flexibility for family life, guests or home working. A wet room and separate WC complete the first-floor accommodation.

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Outside, the property enjoys a particularly generous garden plot, offering excellent outdoor space and plenty of potential for landscaping or further enhancement, subject to any necessary consents. To the front, off-road parking provides convenient everyday practicality.

With spacious accommodation, a sizeable plot and excellent potential for modernisation, this property presents a fantastic opportunity for buyers looking to create a home to their own specification.

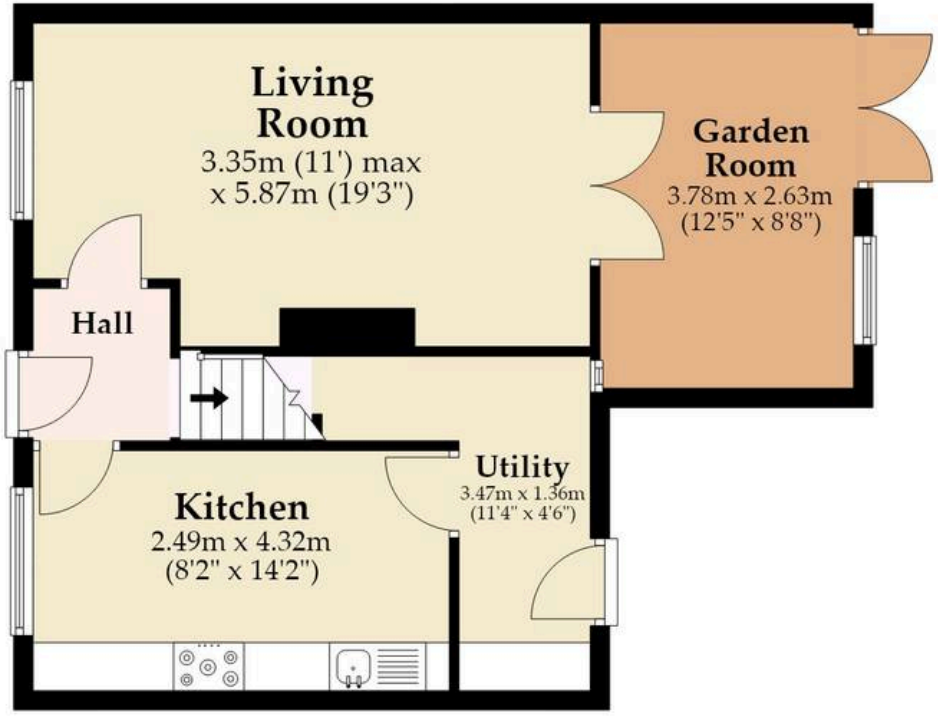
Agent's Note

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

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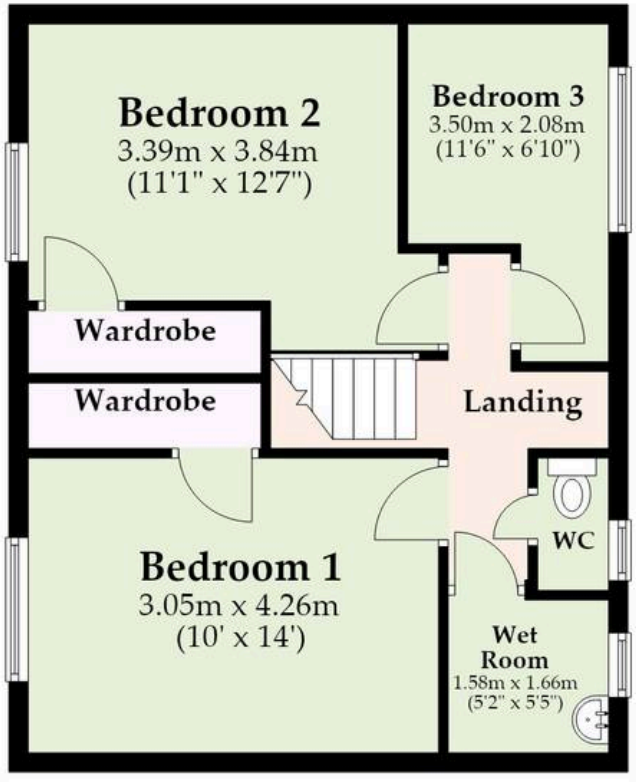
Ground Floor

Approx. 45.7 sq. metres (491.7 sq. feet)



First Floor

Approx. 45.5 sq. metres (489.9 sq. feet)



Total area: approx. 91.2 sq. metres (981.6 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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Branch Manager



Meet *Connie*
Senior Property Consultant



Meet *Tristan*
Senior Property Lister

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Your home, our market

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