



7 Mill Hill Road, Norwich

£875,000 Freehold



websters.

GUIDE PRICE £875,000 -£900,000. Presenting a rare opportunity to own a stunning four-storey semi-detached period home in Norwich's highly sought after Golden Triangle, this property offers versatile living spaces across all levels. Upon entry, one is greeted with a modern kitchen/diner, a spacious open plan sitting/family room, a study for those working from home, and a separate utility/cloakroom for added convenience. The four well-proportioned double bedrooms are spread throughout the floors, providing ample space for family and guests. The property boasts a family bathroom and an ensuite shower room, ensuring comfort and privacy for all residents. The well-presented and private rear garden offers a peaceful retreat for relaxation and outdoor activities. With a blend of period charm and contemporary features, this property is ideal for those seeking a sophisticated lifestyle in a prime location. Don't miss the chance to make this exceptional home your own.

Council Tax band: E



- Rarely Available Four Storey Semi-Detached Period Home
- Four Double Bedrooms
- Modern Kitchen / Diner
- Open Plan Sitting / Family Room
- Study And Separate Utility / Cloakroom
- Highly Sought After Location
- Family Bathroom And Ensuite Shower Room
- Well Presented And Private Rear Garden



Entrance Hall

Solid front door with fan light over, stripped wooden flooring, carpeted stairs to the first floor, cast iron radiator, cornicing, sash window to the side aspect, stairs leading to the lower ground floor, meter cupboard, sealed unit window to the side aspect and doors to the sitting / family room and study.

Sitting / Dining Room

27' 4" x 14' 6" (8.32m x 4.43m)

Open plan space with vaulted ceilings, bay fronted sash windows to the front aspect, three cast iron radiators, large cornicing, open fireplace with tiled inset and stone surround, two ceiling roses, stripped wooden flooring and a large sash window to the rear aspect.

Study

6' 10" x 7' 3" (2.09m x 2.22m)

Sash window to the rear aspect and seagrass flooring.

Lower Ground Floor – Hallway

Seagrass flooring, doors to two storage areas, two further doors to kitchen / diner and utility / cloakroom, radiator and an under stairs storage cupboard.

Utility / Cloakroom

8' 0" x 6' 11" (2.45m x 2.12m)

Range of base units with laminate work tops, space and plumbing for washing machine and tumble dryer, low set WC, pedestal hand wash basin, wall mounted gas boiler, large high quality tiled flooring, part obscure sash window to the rear aspect and a radiator.

Kitchen / Diner

27' 0" x 14' 6" (8.22m x 4.41m)

Outstanding open plan entertainer comprising a range of wall and base units with marble work tops and separate island, free standing gas range cooker with extractor hood over, space for American style fridge – freezer, integrated dish washer, sunken one and a half bowl stainless steel sink with mixer tap, stripped wooden flooring, two cast iron radiators, double glazed timber frame French double doors to the rear garden with double glazed timber frame sash wide windows and a bay fronted sash window to the front aspect.

First Floor Landing

Bedroom One

12' 4" x 14' 6" (3.75m x 4.42m)

Double bedroom with glazed bi-fold doors to the west facing balcony, floor laid to carpet, radiator and fitted storage.

Ensuite

6' 8" x 7' 2" (2.02m x 2.18m)

Large walk in shower with dual shower heads, tiled backing and sliding door, pedestal hand wash basin, low set WC, high quality tiled flooring, heated towel rail and two sash windows to the side aspect and rear aspect.

Bedroom Two

11' 9" x 14' 6" (3.58m x 4.42m)

Double bedroom with a large sash window to the front aspect, floor laid to carpet, feature iron fireplace with wooden surround and a radiator.

Bathroom

5' 10" x 7' 0" (1.79m x 2.13m)

Panel bath with shower over, tiled backing and glass screen, low set WC, pedestal hand wash basin, heated towel rail, obscure sash window to the front aspect, high quality tiled flooring.

Second Floor Landing

Doors to two bedrooms, stripped and painted wooden flooring, two large eaves storage spaces and a sash window to the side aspect.

Bedroom Three

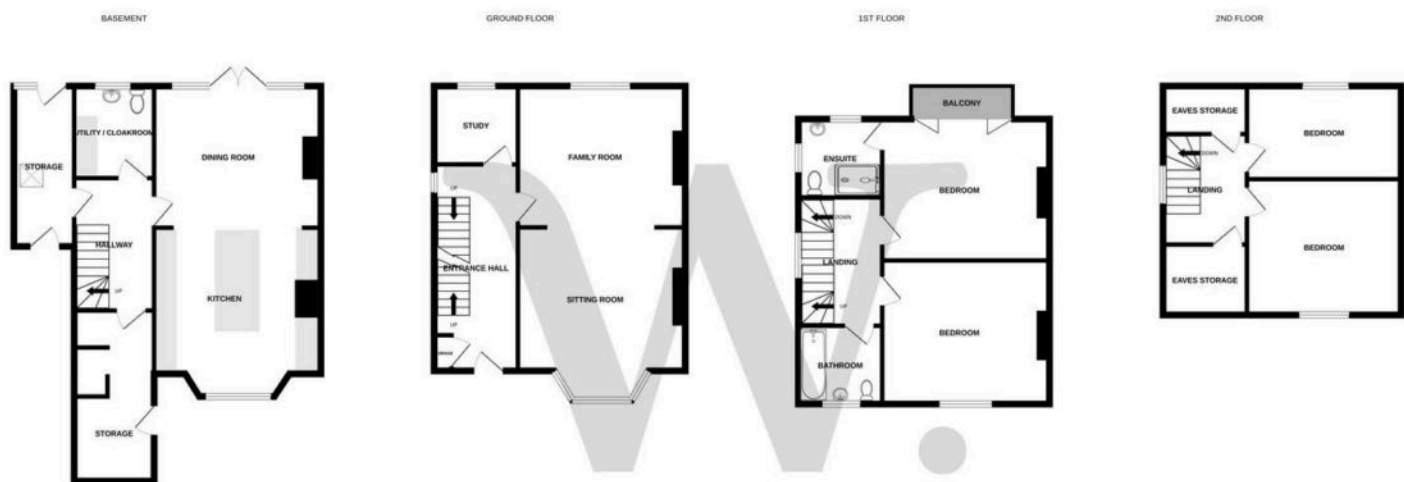
11' 9" x 13' 5" (3.59m x 4.09m)

Double bedroom with a sash window to the front aspect, floor laid to carpet and a radiator.

Bedroom Four

8' 1" x 13' 5" (2.46m x 4.08m)

Double bedroom with a double glazed casement window to the rear aspect and floor laid to carpet.



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.
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