



92 Mill Hill Road, Norwich
£550,000 Freehold



websters.

Websters Estate Agents are delighted to offer this immaculately presented and beautifully extended hall entrance Victorian terrace set in the heart of Norwich's highly coveted Golden Triangle. The property comes with off street parking and a generous rear garden. In brief, the property comprises; sitting room, cloakroom, open plan kitchen / diner, cellar, utility room, three double bedrooms, family bathroom and an ensuite shower room.

Council Tax band: C

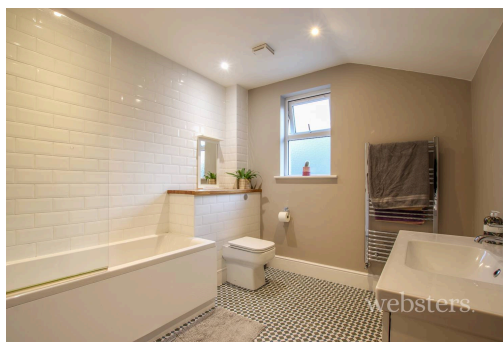
Tenure: Freehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating: D



- Beautifully Renovated Hall Entrance Victorian Home
- Three Double Bedrooms
- Ensure Shower Room And Family Bathroom
- Highly Sought After Location
- Generous Kitchen / Diner
- Utility Room And Separate Cloakroom
- EPC Rating C
- Council Tax Band C



ENTRANCE HALL

Part obscure glazed front door with fan light over, stripped wooden flooring, further doors to sitting room, kitchen / diner, cloakroom and cellar, carpeted stairs to the first floor, radiator and built in storage cupboard.

SITTING ROOM

Dimensions: 14' 11" x 12' 8" (4.55m max x 3.88m). Feature fireplace with tiled inset, stone hearth and surround, bay fronted uPVC double glazed window to the front aspect, alcove storage, stripped wooden flooring, radiator, cornicing and a radiator.

CLOAKROOM

Low set WC, wall mounted hand wash basin with tiled splash back, extractor fan and stripped wooden flooring.

KITCHEN/DINER

Dimensions: 20' 9" x 15' 1" (6.33m x 4.61m). Outstanding open plan space comprising a range of wall and base units with oak work tops and separate island, integrated double electric oven, integrated induction hob with extractor hood over, integrated fridge - freezer and dish washer, high quality tiled flooring with under floor heating, three sky lights, inset one and a half bowl ceramic sink with mixer tap and drainer, uPVC double glazed French double doors to the rear garden and an aluminium double glazed window to the rear aspect. Door to:

UTILITY ROOM

Dimensions: 10' 9" x 5' 10" (3.29m x 1.80m). Comprising a range of wall and base units with laminate work tops, space and plumbing for washing machine and tumble dryer, airing cupboard, high quality tiled flooring with under floor heating and an extractor fan.

CELLAR

Dimensions: 15' 6" x 7' 6" (4.73m x 2.30m). Power and lighting.

FIRST FLOOR LANDING

Doors to two bedrooms and bathroom, carpeted stairs to the second floor and floor laid to carpet.

BEDROOM 1

Dimensions: 16' 6" x 14' 11" (5.03m x 4.56m into bay). Large double bedroom with bay fronted uPVC double glazed windows to the front aspect, floor laid to carpet and a radiator.

BEDROOM 2

Dimensions: 10' 8" x 10' 5" (3.26m x 3.19m). Double bedroom with a uPVC double glazed window to the rear aspect, floor laid to carpet and a radiator.

BATHROOM

Dimensions: 9' 3" x 8' 4" (2.82m x 2.56m). Panel bath with dual shower heads over, tiled backing and glass screen, low set WC, hand wash basin set to large vanity with tiled splash back, extractor fan, tiled flooring, heated towel rail and an obscure uPVC double glazed window to the rear aspect.

SECOND FLOOR LANDING

Floor laid to carpet, large uPVC double glazed window to the rear aspect. sky light and door to:

BEDROOM 3

Dimensions: 15' 6" x 10' 11" (4.73m max x 3.35m max). Double bedroom with an uPVC double glazed window to the rear aspect, floor laid to carpet, radiator, eaves storage and door to:

ENSUITE

Dimensions: 5' 6" x 6' 8" (1.69m x 2.04m). Corner shower with tiled backing and folding door, low set WC, wall mounted hand wash basin, heated towel rail, velux window, tiled flooring and an extractor fan.

OUTSIDE

The enclosed and well presented rear garden is laid initially to a decked alfresco area before steps lead up to a lawned space and a further stone shingle area with pergola over at the far end next to rear gated access. There are also a range of flowerbeds and topiary bushes throughout. To the front is a hard stand parking space with a pathway next to it leading to the front door from gated entry.

SERVICES

Gas, Electricity, Water and drainage are connected to the property, Websters have not tested these services.

VIEWINGS

To be carried out by the sole agents only. Websters Estate Agents, 141 Unthank Road, Norwich, NR2 2PE.



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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