

propertyladder



Hillmead, Norwich, NR3

A Beautifully Presented Three-Bedroom Terrace Home!

GUIDE PRICE £237,500 FREEHOLD



**BRITISH
PROPERTY
AWARDS**

2025

★ ★ ★ ★ ★

GOLD WINNER

ESTATE AGENT
IN NORWICH
(NR10-16)

A-RATED FOR MODERN NR3 LIVING!

Energy-efficient family living in one of Norwich's most sought-after locations. Occupying a pleasant cul-de-sac position in the ever-popular NR3 district, this beautifully presented three-bedroom mid-terrace home offers spacious, flexible accommodation alongside outstanding energy efficiency. With an impressive A-rated EPC and the benefit of solar panels, the property enjoys remarkably low running costs, making it an attractive choice for buyers looking to reduce their household bills without compromising on space or comfort.

The accommodation begins with a welcoming entrance hall leading into a generous open-plan sitting and dining room, creating the perfect space for both everyday family life and entertaining guests. The modern fitted kitchen offers ample storage and worktop space, while the garden room provides a versatile second reception area overlooking the garden. A separate utility room and ground floor cloakroom add further practicality to this well-designed home.

Upstairs, three well-proportioned bedrooms are served by a contemporary family bathroom, making the property equally suited to growing families, first-time buyers and those working from home.



“the rear garden offers a private space to relax”



Overview

- Exceptional A-rated EPC
- Solar panels providing significantly reduced running costs
- Extended three-bedroom mid-terrace home
- Spacious lounge and dining room
- Versatile garden room
- Modern fitted kitchen
- Separate utility room and ground floor cloakroom
- Private enclosed rear garden with summer house
- Popular NR3 location close to the city centre





Location

Situated in the heart of Norwich's ever-popular NR3, Hillmead enjoys a fantastic position within easy reach of the city centre while offering a real sense of community. The area is renowned for its excellent selection of independent cafés, pubs, restaurants and local shops, together with supermarkets, highly regarded schools and everyday amenities. Excellent public transport links, nearby access to Norwich's Ring Road and the Northern Distributor Road make commuting simple, while nearby parks and green spaces add to the area's appeal. It's easy to see why NR3 continues to be one of Norwich's most desirable places to call home.



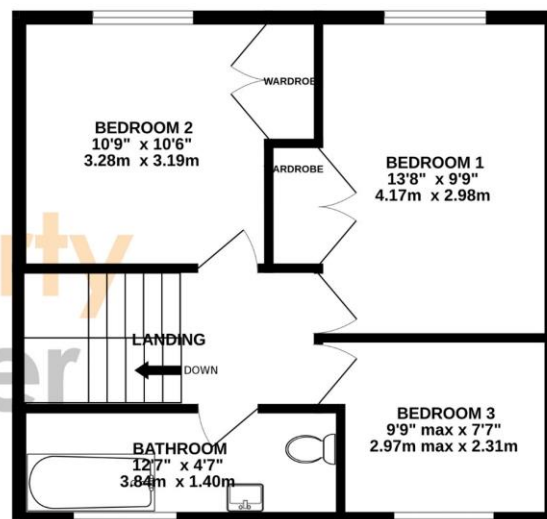
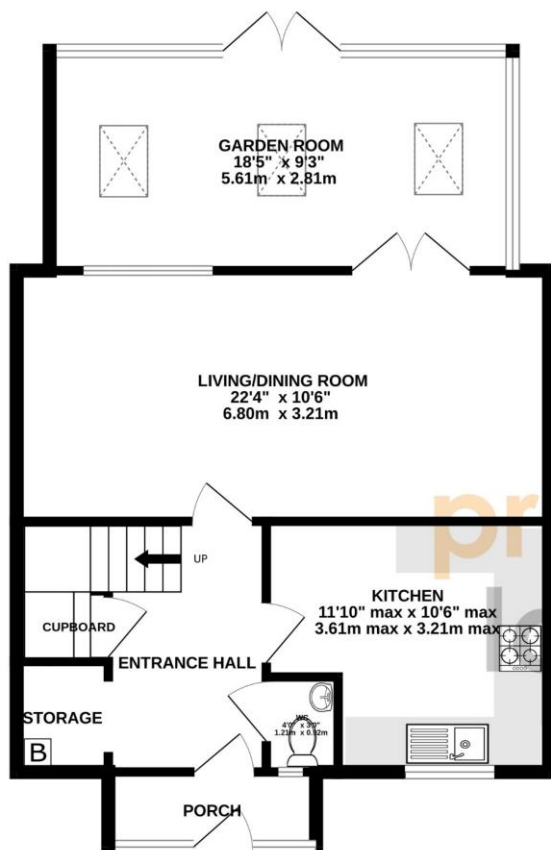
Outside

Outside, the enclosed front courtyard creates an attractive approach, while the rear garden offers a private space to relax, entertain or enjoy the summer months, complete with a useful summer house. On-road parking is available to the front.

Combining generous living space, exceptional energy efficiency and a highly desirable NR3 location, this is a home that offers both immediate comfort and long-term savings. Early viewing is highly recommended.

GROUND FLOOR
676 sq.ft. (62.8 sq.m.) approx.

1ST FLOOR
470 sq.ft. (43.6 sq.m.) approx.



TOTAL FLOOR AREA : 1145 sq.ft. (106.4 sq.m.) approx.

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

FULL EPC AVAILABLE UPON REQUEST

Score	Energy rating	Current	Potential
92+	A	93 A	94 A
81-91	B		
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

COUNCIL TAX BAND: A

LOCAL AUTHORITY: NORWICH CITY COUNCIL

SERVICES CONNECTED: MAINS WATER, MAIN DRAINS, MAINS ELECTRICITY, GAS CENTRAL HEATING

Selling your home?

If you are considering selling your home, please contact us for your no obligation free market appraisal.

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