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53 Hughenden Road

, Norwich, NR1 2PX

Guide Price £300,000



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Period charm meets modern comfort in this peaceful Victorian home near Norwich City Centre. Features include a bay-fronted living room, modern kitchen, and a luxurious Porcelanosa en-suite to the principal bedroom. A south-facing courtyard garden and off-street parking. A unique city retreat.

- Guide Price £300,000 - £325,000
- Two double bedrooms
- Double glazing
- South-facing rear garden
- Front and rear gardens
- Hall entrance
- Off-street parking to rear
- Gas central heating
- Porcelanosa en-suite shower room



A PEACEFUL, CHARACTER-FILLED PERIOD HOME

A Peaceful, Character-Filled Period Home Just a Stroll from Norwich City Centre – £300,000 - £320,000

Tucked away on the highly sought-after Hughenden Road, this beautifully maintained Victorian terrace offers a rare opportunity to own a truly tranquil home, lovingly cared for by the same owner for over 40 years. Tastefully updated while retaining its original charm, the property perfectly blends timeless features with contemporary comforts, all just moments from Norwich’s vibrant city centre.

Step through the traditional hall entrance into a welcoming dining space, perfect for entertaining or everyday living. This flows seamlessly into a cosy living room featuring a beautiful bay-fronted window and a charming wood burner, adding warmth and undeniable character. Towards the rear, the kitchen is well-equipped with a classic butler sink, integrated appliances, and attractive solid wood worktops – ideal for both cooking and entertaining.

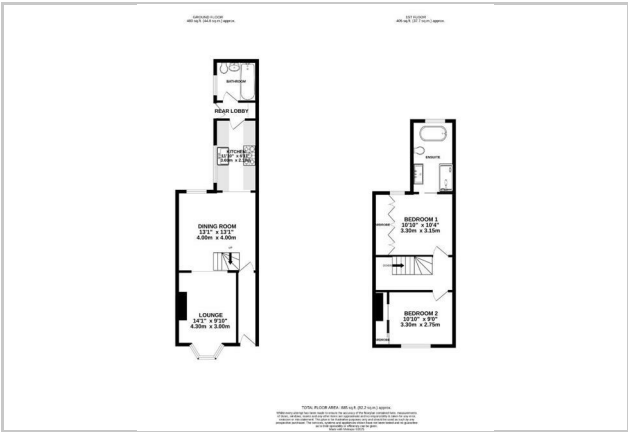
Beyond the kitchen, a practical rear lobby offers a dedicated utility cupboard, perfectly designed to house a tumble dryer and provide additional storage. This useful space then leads to the ground floor family bathroom, which offers a bath with a shower over, WC, and wash basin, all finished in a clean, modern style. Upstairs, you’ll discover two comfortable double bedrooms, each accessed directly from the landing. The principal bedroom is a true standout, boasting a luxurious Porcelanosa en-suite bathroom, accessed through a beautiful handmade Japanese-style sliding door. This spa-like retreat is fitted with a stylish roll-top bath, walk-in shower, heated towel rail, and a large sink and vanity unit with an anti-fog mirror, complemented by elegant wall and floor tiling – perfect for unwinding at the end of the day.

Outside, the south-facing rear garden offers a delightful courtyard feel, perfect for relaxation and entertaining. A paved area provides an ideal space for al fresco dining and lounging, surrounded by a colourful array of shrubs, flowers, and various potted plants. A convenient shed offers secure storage for bicycles. To the rear, you’ll find valuable shingled off-street parking, a rare and desirable feature for city living. The front garden is also neatly maintained, setting the home back from this quiet and well-regarded residential road.

LOCATION:

Hughenden Road enjoys a peaceful south-city location, offering easy reach to excellent local amenities, reputable schools, and strong transport links. Norwich City Centre is within comfortable walking distance, providing access to an array of shops, cafes, markets, and cultural landmarks. The property is also ideally placed for commuters, with easy access to the A11/A47, Norwich Bus Station, the University of East Anglia, and the Norfolk & Norwich University Hospital.

This is a rare opportunity to purchase a home that truly offers character, space, and serenity – early viewing is highly recommended to fully appreciate all it has to offer.



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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		83
(81-91) B		
(69-80) C		65
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		