



3 Shrub Lane, Hellesdon

Norwich



Minors & Brady

3 Shrub Lane

Set in a popular part of Norwich, this smart and spacious three-bedroom home offers modern living across three floors. The ground floor is bright and open, with a stylish kitchen, built-in appliances, and a handy breakfast bar leading through to a comfortable living and dining area. Double doors open straight out to a sunny, south-facing garden — perfect for relaxing or entertaining. Upstairs, there are two double bedrooms and a well-fitted family bathroom, with one bedroom currently used as a dressing room. The top floor is home to a generous master bedroom, complete with two Velux windows that fill the space with natural light. Outside, the landscaped garden is low-maintenance and well designed, featuring a mix of patio, lawn, and decking areas. The front of the property offers a brickweave driveway with tandem parking for two cars. With its modern finish, flexible layout, and great location, this is a home that's ready to move straight into and enjoy.

- Spacious open-plan kitchen, living, and dining area perfect for modern family life
- Contemporary kitchen with breakfast bar and integrated appliances
- Bright south-facing garden with patio, lawn, and decking areas
- Tiered and landscaped garden designed for easy maintenance
- Two generous double bedrooms on the first floor plus stylish family bathroom
- Top-floor master bedroom with twin Velux windows and ample natural light
- Ground floor cloakroom and welcoming entrance hall
- Neutral décor and modern finishes throughout
- Two private off-road parking spaces on a brickweave driveway
- Sought-after location with excellent access to local amenities and transport links





M&B

3 Shrub Lane

The Location

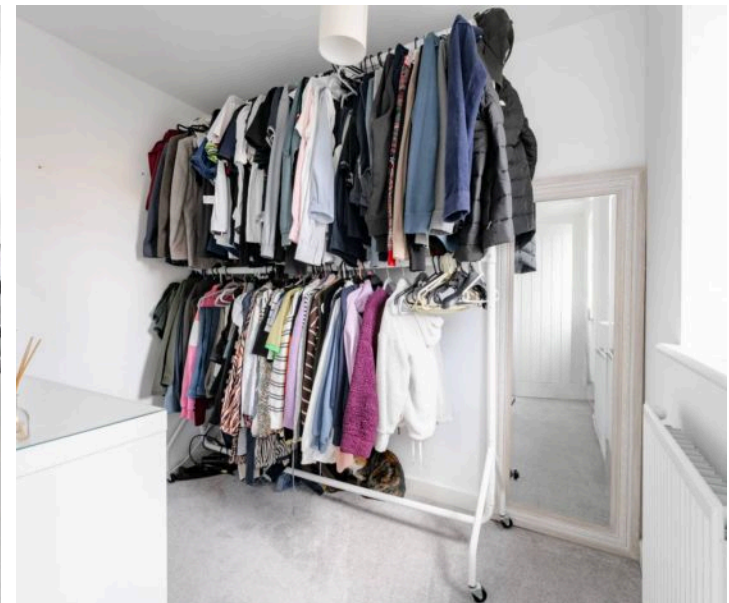
Shrub Lane offers the perfect blend of convenience, community, and connectivity in Norwich. Situated just north of the city centre, this desirable residential area provides a peaceful suburban feel while keeping all the essentials of modern life close at hand. With easy access to the A140, A47, and Northern Distributor Road (NDR), travelling around Norwich and beyond is effortless, ideal for commuters, families, and professionals alike.

Public transport links are excellent, with regular bus stops just a short walk away, providing quick connections to the city centre and surrounding neighbourhoods. For those who prefer to walk or cycle, there are safe and scenic routes into Norwich, making daily travel simple and sustainable.

Day-to-day living couldn't be easier, with a wealth of local amenities within walking distance. A large Asda supermarket is just a short stroll away for convenient grocery shopping, and Sweetbriar Retail Park—featuring M&S Foodhall, popular high-street stores, and cafés—is also within easy reach.

Families are well-catered for with a great selection of schools nearby, including junior, high school, and sixth form options, all within comfortable walking distance. There are also nearby GP surgeries, sports facilities, and community centres, making the area practical as well as welcoming.

For leisure and relaxation, residents can enjoy the nearby Sweetbriar Nature Reserve and other green spaces ideal for walking, running, or family outings. Meanwhile, Norwich city centre, with its thriving shopping, dining, and cultural scene, is only a short journey away, offering the best of both worlds: quiet residential living with the city's energy close by.



M&B

3 Shrub Lane

Hellesdon, Norwich

Shrub Lane, Hellesdon

Welcome to this beautifully presented three-bedroom modern home, offering a perfect blend of style, comfort, and functionality. Located in a sought-after residential area, this property boasts an impressive open-plan kitchen, living, and dining space designed with contemporary living in mind.

The stylish kitchen is the heart of the home, featuring sleek modern units, quality built-in appliances, and a practical breakfast bar, ideal for casual dining or entertaining guests. Flowing seamlessly into the spacious living and dining area, the open layout creates a bright and sociable environment, enhanced by double doors that open directly onto the south-facing rear garden.

Inside, the ground floor also benefits from a welcoming entrance hall and a modern WC, adding to the practicality of the layout. On the first floor, you'll find two generous double bedrooms, with the family bathroom set between them, one of the bedrooms is currently used as a dressing area, showcasing the versatility of the space.

The top floor is dedicated to the impressive master bedroom suite, featuring two Velux windows that flood the room with natural light, creating a calm and airy retreat. The neutral décor and modern finish throughout ensure the home feels both stylish and inviting.



M&B

3 Shrub Lane

Hellesdon, Norwich

Outside, the landscaped garden offers a thoughtfully designed mix of patio, lawn, and decked areas, perfect for relaxing or hosting outdoor gatherings. The garden has been beautifully tiered and finished with lawn and attractive planting, ensuring it remains low-maintenance while looking its best all year round.

To the front of the property, there are two private off-road parking spaces on a brickweave driveway, providing convenient tandem parking for multiple vehicles.

With its south-facing landscaped garden, open-plan living area, and modern interior, this home is ideal for couples, families, or professionals seeking contemporary living in a desirable location.

Agents Note

Sold Freehold

Connected to all mains services

Maintenance: £150 paid annually

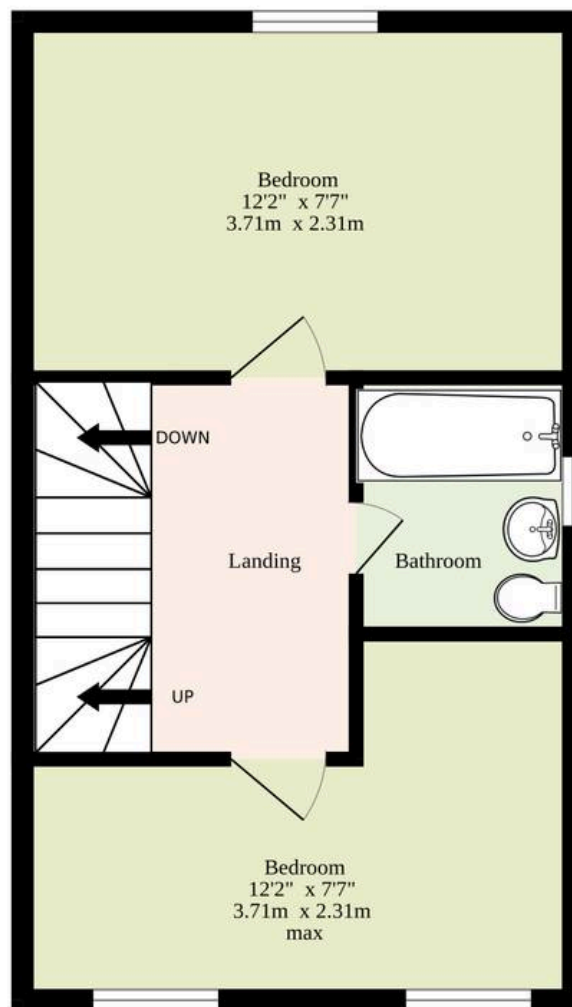


M&B

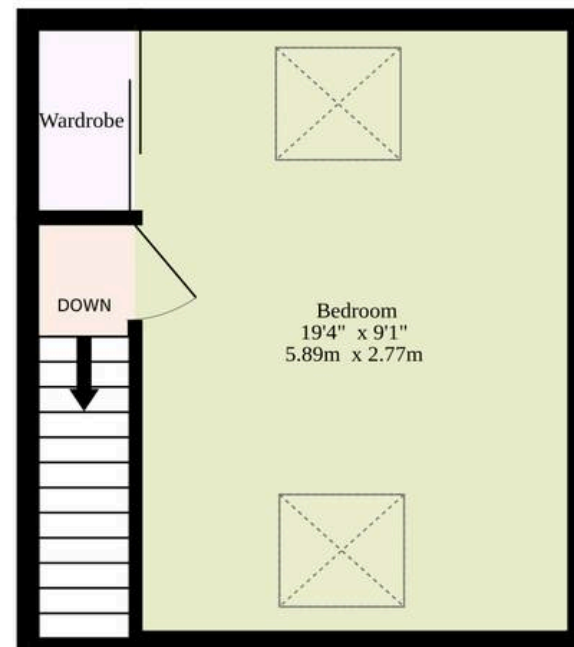
Ground Floor
301 sq.ft. (28.0 sq.m.) approx.



1st Floor
260 sq.ft. (24.2 sq.m.) approx.



2nd Floor
183 sq.ft. (17.0 sq.m.) approx.



TOTAL FLOOR AREA : 744 sq.ft. (69.1 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 prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

Made with Metropix ©2025

Dreaming of this home? Let's make it a reality



Meet *Abi*
Branch Partner



Meet *Karol*
Property Valuer



Meet *Claire*
Aftersales Team Leader

Minors & Brady
Your home, our market



wroxham@minorsandbrady.co.uk



01603 783088



6 Church Road, Wroxham, Norwich, NR12 8UG

CAISTER-ON-SEA | DEREHAM | DISS | NORWICH | OULTON BROAD | WROXHAM



How can we support

- ✓ Residential Mortgages
- ✓ Protection & Insurance
- ✓ Buy-to-let (personal and limited company)



Matt Waters
Senior Mortgage
and Protection Advisor



Victoria Payne
Mortgage and
Protection Advisor

Scan to book your
appointment today



T: 01692 531372

E: enquiries@norfolk-mortgages.co.uk