



130 Plantation Road, Norwich

Norwich



Minors & Brady



Set in one of Hellesdon's most desirable spots, this extended 1950s home rests quietly beside an open green, where mature trees and birdsong frame each day. Its frontage speaks of space and substance, with room for more than the usual — cars, hobbies, perhaps even adventures waiting to begin. The detached garage is more than a place for tools; it's a setting for creation and curiosity. Inside, light moves easily from room to room, spilling through bay windows and French doors that open the home to air and garden. The living spaces flow with an easy rhythm, blending the familiar warmth of a fireplace with the quiet confidence of modern design. The kitchen, designed for company, invites evenings filled with laughter. Upstairs, the rooms feel calm and generous, their views catching soft glimpses of sky and garden. The bathroom, all elegance and calm, feels almost timeless, a place to pause. Beyond the back door, a garden stretches out in welcome, private and green, holding the promise of long afternoons and unhurried weekends. Altogether, this is a home that balances the steady comfort of the past with the freedom of the present, quietly confident, quietly exceptional.

- Beautifully Extended 1950s Family Home – Combining classic character with thoughtful modern updates throughout
- Prime Hellesdon Location – Set in a desirable, peaceful position overlooking a pleasant green
- Generous Brick-Weave Driveway – Ample off-road parking for multiple vehicles, plus space for a caravan or motorhome
- Impressive 22ft Detached Garage/Workshop – Complete with lighting, power, inspection pit, and two versatile store rooms
- Stylish Open-Plan Living & Dining Space – Light-filled with a charming cast iron fireplace, bay window, and French doors to the garden
- Modern Kitchen/Breakfast Room – Perfect for family life and entertaining, with direct access to the rear patio
- Practical Utility Room & Ground-Floor Cloakroom – Offering flexibility for home working or day-to-day convenience







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# 130 Plantation Road

## The Location

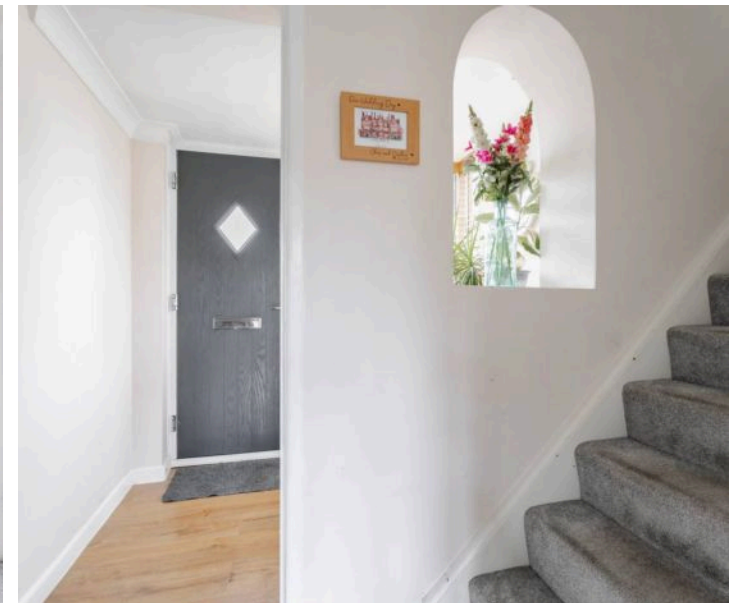
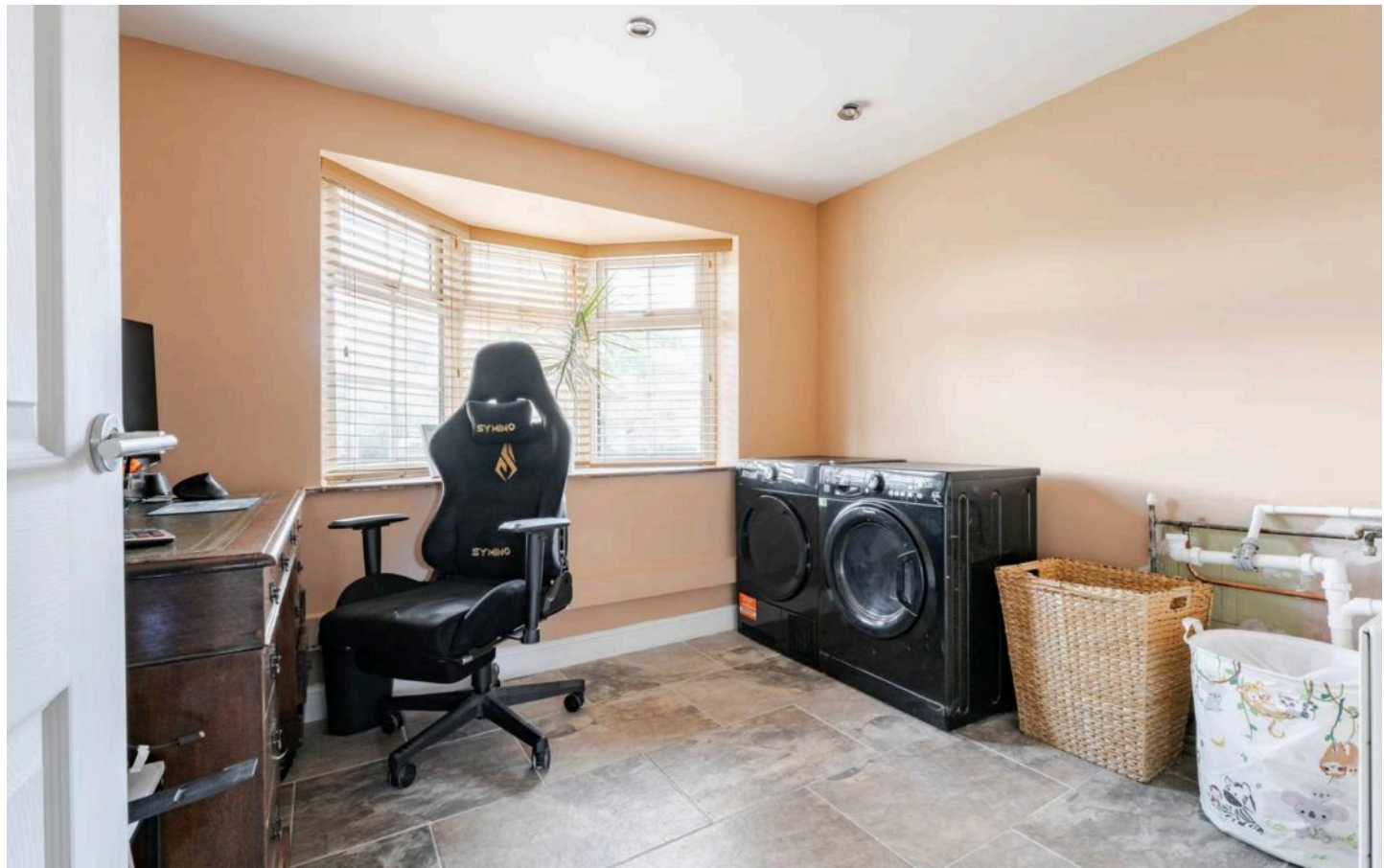
Plantation Road offers the best of both convenience and community living in Norwich. Located just north of the city centre, this sought-after area combines a peaceful residential atmosphere with easy access to everything you need for modern life. With quick connections to the A140, A47, and the Northern Distributor Road (NDR), getting around Norwich and beyond is effortless—whether you're commuting to work, heading to the Norfolk & Norwich University Hospital, or visiting the University of East Anglia.

Norwich International Airport is only a short drive away, perfect for regular travellers or those with business links abroad.

The area is well-served by regular bus routes into the city and surrounding neighbourhoods, while cyclists can enjoy direct and scenic routes into central Norwich via local cycle paths. Plantation Road's location makes it ideal for enjoying both city amenities and green open spaces. Nearby, you'll find a wide range of shops, cafés, and supermarkets including Tesco Express and independent local stores. There are also several GP surgeries, schools, and leisure facilities close at hand, making day-to-day living refreshingly easy.

For dining and relaxation, you're within walking distance of cosy pubs and restaurants offering everything from traditional meals to international cuisine. The popular Plantation Garden and nearby Wensum Park provide tranquil spots to unwind or enjoy a stroll, while the city's Riverside Walk connects you to nature right from your doorstep.

With its merge of convenience and accessibility, Plantation Road appeals to professionals, families, and anyone seeking a well-connected lifestyle in one of Norwich's most welcoming communities.



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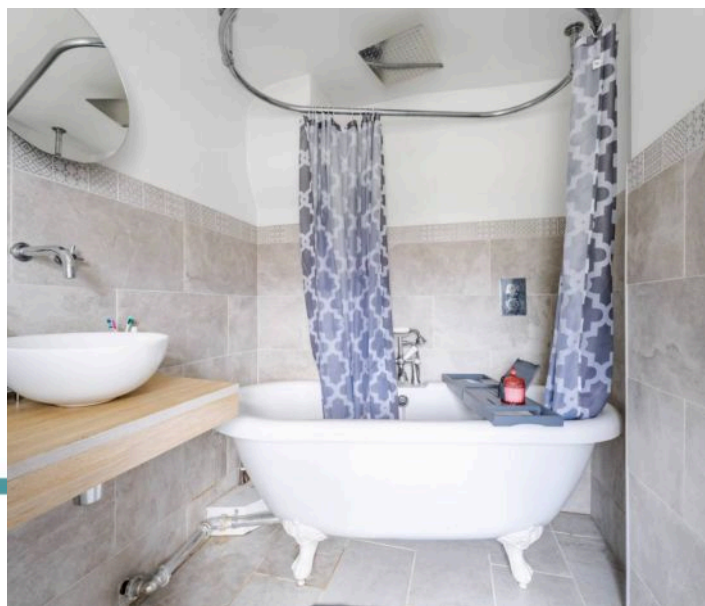
# 130 Plantation Road

## Plantation Road, Hellesdon

Placed in a desirable part of Hellesdon and overlooking a pleasant green, this beautifully extended 1950s family home offers the perfect blend of character and modern comfort. Thoughtfully updated and lovingly cared for, the property provides flexible living space ideal for growing families who value both charm and convenience.

From the moment you arrive, the home impresses with its generous frontage and extensive brick-weave driveway, offering parking for multiple vehicles — with ample space for a caravan or motorhome. A real bonus for hobbyists or those needing extra space, the 22ft detached garage/workshop includes an inspection pit, lighting, power, and two useful attached store rooms.

Step inside through the welcoming porch and into a bright, well-proportioned hallway that sets the tone for what's to come. The heart of the home is the stunning open-plan living and dining area, a light-filled space that combines comfort and versatility. A charming cast iron fireplace creates a lovely focal point, while a bay window to the front and French doors to the rear fill the room with natural light, offering a seamless connection to the garden.





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The kitchen/breakfast room has been designed for both family life and entertaining, featuring a range of modern units, a stainless steel sink, space for a range cooker, and double doors opening directly onto the rear patio, perfect for dining. Off the kitchen, an inner hallway leads to a useful utility room or optional study, along with a handy ground-floor cloakroom.

Upstairs, three comfortable bedrooms provide space for the whole family. The main bedroom enjoys views across the rear garden, while the second double bedroom offers a similarly pleasant outlook. The third bedroom makes an ideal child's room, nursery, or home office.

The family bathroom is a real highlight, beautifully refitted to include a luxurious free-standing roll-top claw foot bath with an impressive ceiling-mounted waterfall shower, complemented by stylish tiling and a heated towel rail.

Outside, the home continues to impress. The rear garden, measuring approximately 70ft (STMS), provides a peaceful retreat for outdoor living. Laid mainly to lawn with a generous patio area, it offers plenty of space for children to play, for entertaining guests, or simply relaxing in privacy on a sunny afternoon.

### Agents Note

Sold Freehold

Connected to all mains services.

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Ground Floor  
1071 sq.ft. (99.5 sq.m.) approx.

1st Floor  
405 sq.ft. (37.6 sq.m.) approx.



Sqft Includes Garage

**TOTAL FLOOR AREA : 1476 sq.ft. (137.1 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.

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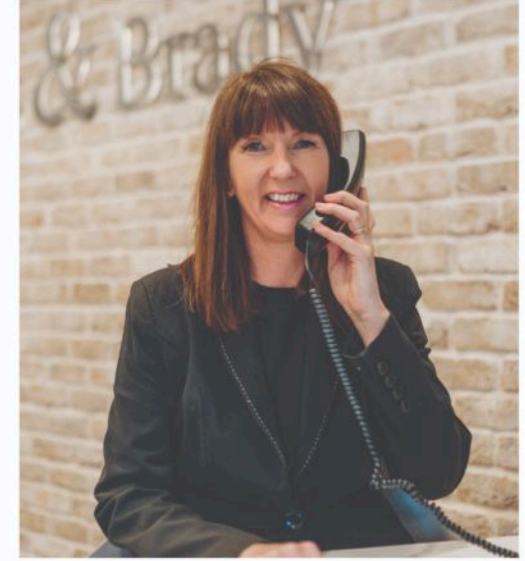
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*Your home, our market*



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