



9 Bellville Crescent, Norwich  
Norwich



Minors & Brady



## 9 Bellville Crescent

### Norwich

This beautifully presented three-bedroom semi-detached home on Bellville Crescent combines modern comfort with a highly convenient location just southeast of Norwich city centre. The property features spacious living areas, including a bright lounge, dining room, and a conservatory that overlooks the private rear garden. A well-equipped kitchen and downstairs WC complete the practical ground floor layout. Upstairs, three generously sized bedrooms are complemented by a contemporary wet room. Outside, the home offers off-road parking, a patio seating area, and a timber shed, all set within an attractive and secure garden. With gas central heating, double glazing, and excellent decorative order throughout, this property provides an ideal family home within walking distance of local amenities, transport links, and green spaces.

- Stunning three-bedroom semi-detached home in a highly sought-after Bellville Crescent location
- Spacious lounge and dining room with a bright, airy feel
- Modern conservatory overlooking the private rear garden
- Well-equipped kitchen with ample wall and base units
- Wet room on the first floor for convenience and practicality
- Three generously sized bedrooms with neutral décor and natural light
- Off-road parking with shingle driveway and secure front boundary
- Enclosed rear garden featuring a patio seating area and timber shed
- Gas central heating and double glazing throughout for comfort
- Walking distance to Norwich city centre, local amenities, transport links, and nearby green spaces







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## 9 Bellville Crescent

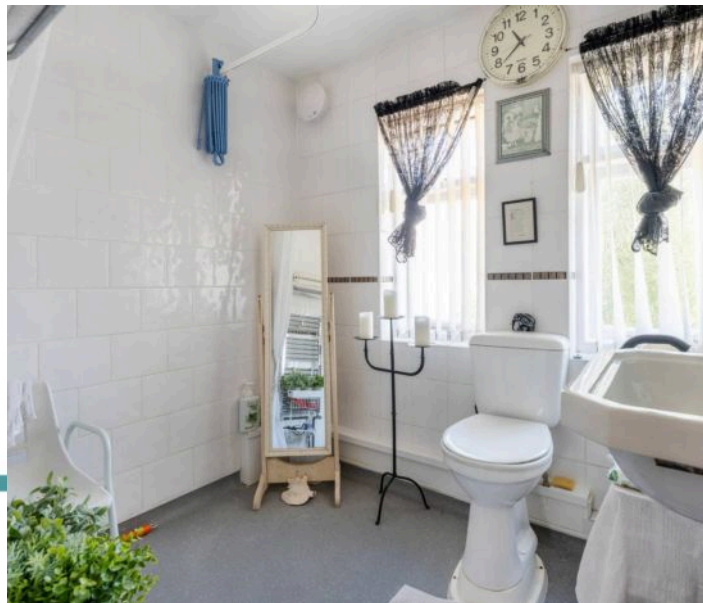
Norwich

### The Location

Bellville Crescent is ideally positioned just southeast of Norwich city centre, offering a well-connected yet residential setting popular with both professionals and families.

The area provides easy access to key amenities, including convenience stores, independent cafés, and takeaways, while larger supermarkets and retail parks are just a short drive away. Norwich Train Station is around a mile from the street, making it especially practical for commuters heading to London, Cambridge, or surrounding areas.

The nearby A146 and Ring Road offer smooth links to the A47 and major routes out of the city. Green spaces like Harford Park and the Whitlingham Country Park trail network offer scenic walking and cycling options, while the vibrant Riverside complex, home to restaurants, gyms, a cinema, and entertainment venues, is within close proximity.



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Norwich

### Bellville Crescent, Norwich

Situated just south of Norwich and within easy walking distance of the city centre, this beautifully presented three-bedroom semi-detached home offers the perfect blend of comfort, style, and convenience. With generous living spaces, off-road parking, and a well-maintained garden, the property makes an ideal family home or city base.

On the ground floor, the welcoming entrance hall gives access to a spacious dining room that flows into a bright lounge, complete with double doors opening into a modern conservatory – the perfect spot to relax and enjoy views of the garden. The kitchen is fitted with a range of wall and base units, providing ample storage and workspace, while a convenient downstairs WC completes the ground floor layout.

Upstairs, the property boasts three well-proportioned bedrooms, each benefiting from natural light and a neutral décor. The stylish wet room features a shower, wash basin, and WC, offering a practical and contemporary family bathroom alternative.

Externally, the property enjoys a shingle driveway at the front, providing valuable off-road parking, bordered by attractive brick walling and wrought iron fencing. To the rear, a private garden awaits, featuring a patio seating area ideal for entertaining, a timber shed, and side access.



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Norwich

With gas central heating, double glazing, and excellent decorative order throughout, this home is ready to move straight into. Its sought-after location, within walking distance of Norwich city centre, ensures easy access to shops, schools, restaurants, and transport links – making this a rare opportunity not to be missed.

### Agents Note

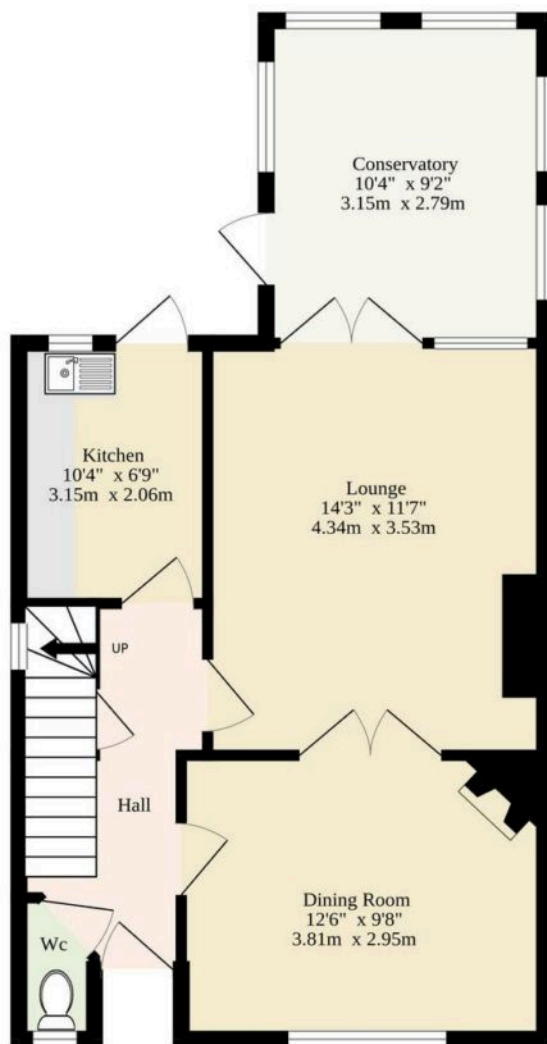
Sold Freehold

Connected to all mains services.

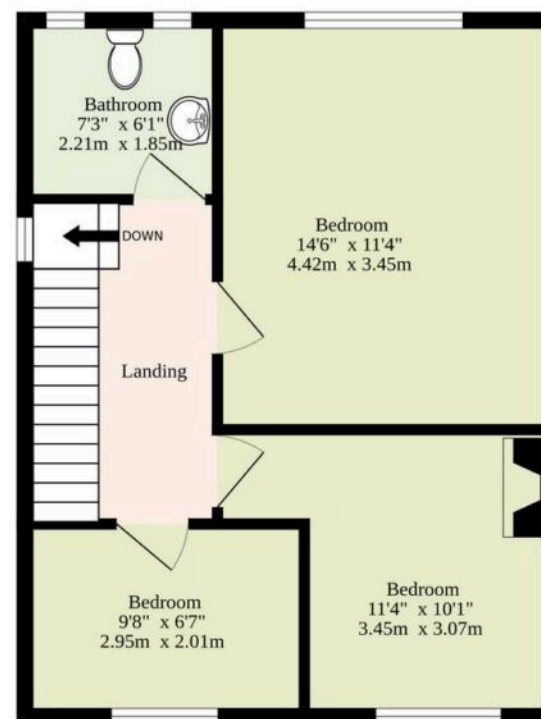


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Ground Floor  
539 sq.ft. (50.1 sq.m.) approx.



1st Floor  
474 sq.ft. (44.0 sq.m.) approx.



TOTAL FLOOR AREA : 1013 sq.ft. (94.1 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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# Dreaming of this home? Let's make it a reality



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Branch Manager



Meet *Rosie*  
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Meet *Tristan*  
Senior Property Valuer

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