



2 Elder Close, Hellesdon
Norwich



Minors & Brady

2 Elder Close

This is the kind of home that instantly feels different, set on a quiet private road with uninterrupted views across protected green space. Inside, the layout works beautifully for real life, with a generous open-plan living area that feels bright, modern, and easy to live in. The kitchen becomes a natural hub, where breakfast bar seating, integrated appliances, and clean finishes make everyday moments feel effortless. French doors open straight onto a large south-facing garden, creating a natural extension of the living space and a perfect spot to unwind or entertain. Upstairs, the separation across three floors gives the house a great sense of balance, offering flexibility without ever feeling crowded. The top-floor bedroom is a standout, tucked away, light-filled, and noticeably peaceful thanks to its elevated position and skylights. With greenery in front, privacy all around, and the city close by, this home offers a lifestyle that's both connected and quietly special.

- Modern three-bedroom, three-storey home with new build warranty remaining
- Positioned on a quiet private road directly opposite protected green space
- Two allocated parking spaces located conveniently close to the property
- Spacious open-plan ground floor designed for modern living and entertaining
- Contemporary kitchen with integrated appliances, wood-effect worktops, and breakfast bar seating
- Sitting room area with French doors opening onto a large, south-facing garden
- Ground floor WC and practical entrance hall layout
- Two first-floor bedrooms, one benefiting from built-in wardrobes, with bathroom off the main landing
- Private top-floor principal bedroom with two skylights creating a bright, airy feel





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The Location

Elder Close 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.



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Elder Close, Hellesdon

Situated on a quiet private road and opposite a protected green space, this modern three-bedroom, three-storey home offers contemporary living in a highly convenient Hellesdon location. With the reassurance of a new build warranty still in place, two allocated parking spaces, and excellent access to the city, this is a home that combines style, privacy, and practicality.

The property is entered via a welcoming entrance hall, leading through to a spacious open-plan living area designed for modern lifestyles. The neutral fitted kitchen features integrated appliances, wood-effect worktops, sleek chrome fixtures, and a breakfast bar seating area, ideal for casual dining or entertaining.

The living space flows seamlessly into a comfortable sitting room area, enhanced by French doors opening directly onto the garden, creating a light and airy feel throughout. A ground floor WC completes this level.

The middle floor hosts two well-proportioned bedrooms, one of which benefits from built-in wardrobes. A modern family bathroom is conveniently located off the main landing, positioned perfectly between the two bedrooms.



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Occupying the entire top floor, the principal bedroom enjoys a real sense of privacy and separation from the rest of the home. Featuring two skylights, the room is flooded with natural light while maintaining a peaceful, secluded atmosphere.

Externally, the property boasts a large south-facing garden, ideal for enjoying the sun throughout the day. The garden offers excellent space for outdoor dining, entertaining, or family use.

Blinds are fitted to all windows, adding both convenience and privacy.

Agents Note

This property will be sold freehold.

Connected to mains water, electricity, gas and drainage.

Maintenance: £188 paid annually.

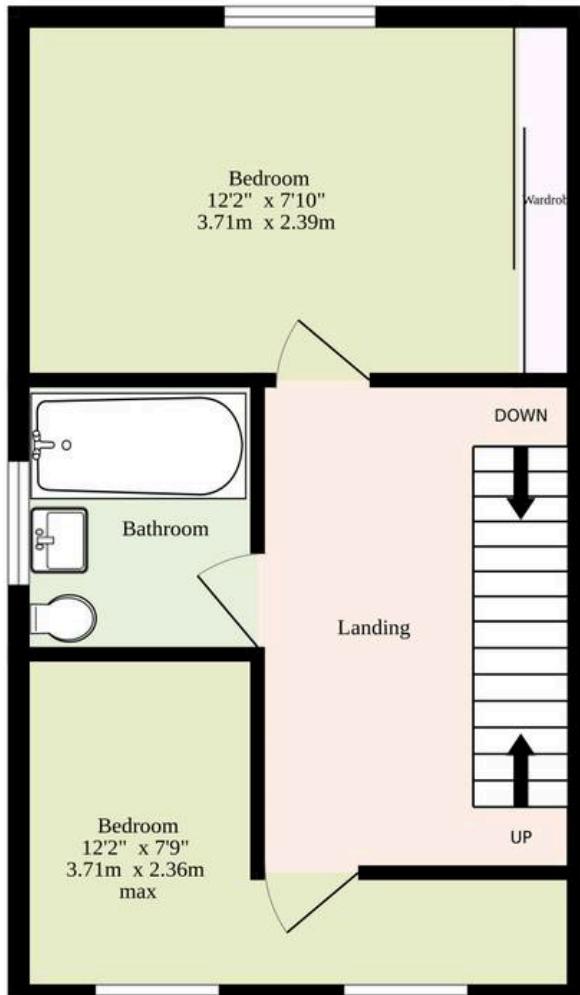


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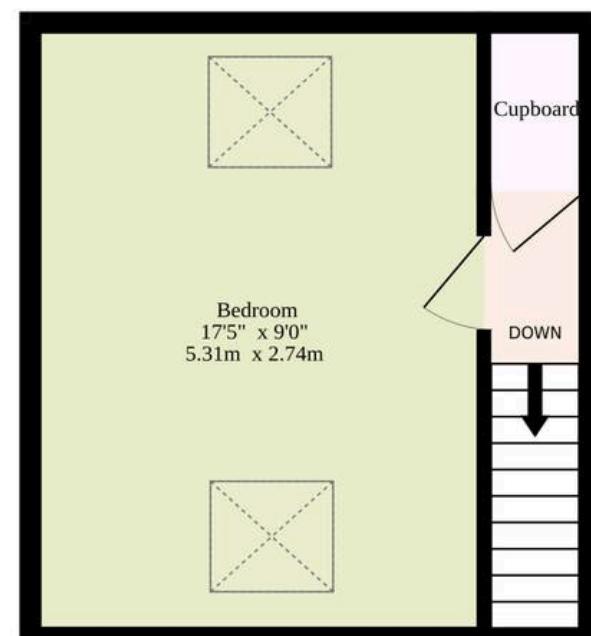
Ground Floor
310 sq.ft. (28.8 sq.m.) approx.



1st Floor
283 sq.ft. (26.3 sq.m.) approx.



2nd Floor
171 sq.ft. (15.9 sq.m.) approx.



TOTAL FLOOR AREA : 764 sq.ft. (71.0 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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Minors & Brady
Your home, our market



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