



235 Reepham Road, Norwich

Norwich



Minors & Brady

# 235 Reepham Road

Norwich

Set in the desirable Hellesdon area of Norwich, this semi-detached home offers a versatile space designed for family life and entertaining. Step through the recently updated porch into a welcoming hall leading to a bay-fronted sitting and dining room with a marble fireplace and adjoining snug. The light-filled conservatory overlooks an extensive private garden, perfect for relaxing or hosting friends. A modern kitchen, three comfortable bedrooms, and a family bathroom provide practical, adaptable living, while a driveway and garage add convenience. With generous outdoor space including a patio, lawn, planting beds, shed, and summerhouse, this home combines comfort, style, and the freedom to make it your own.

## Agents Notes

Freehold

Connected to all mains services.

Hive central heating control.



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- Semi-detached residence located in the desirable area of Hellesdon, in the vibrant city of Norwich
- Recent upgrades include a new porch/front door in 2025 and new windows on the first-floor in 2024
- Family home with spacious, open-plan accommodation that can easily adapt to your own preferences and style
- Bay-fronted sitting/dining room accentuated by a Marble feature fireplace, flowing into a cosy snug area, suitable for everyday living and entertaining
- Light-filled conservatory that extends the reception space, offering panoramic views of the garden
- Kitchen fitted with modern cabinetry, an integrated oven, an induction hob, a sink/drainer unit and areas for your own appliances
- Three bedrooms offering comfort and privacy, along with a family bathroom comprising of a three-piece suite
- Extensive, private garden featuring a patio for seating arrangements, a laid to lawn, established beds, a timber shed and a summerhouse
- A brick-weave driveway providing off-road parking and a garage for storage/workshop use
- Close to a wide range of essential amenities, including shops, schools and transport links



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## Location

Reepham Road is located in Hellesdon, a well-established residential suburb approximately 4 miles north-west of Norwich city centre, making the city easily accessible by car in around 15–20 minutes or via frequent local bus services. Local shops and amenities are conveniently nearby, including convenience stores, a small parade of independent retailers, and a Co-op on the same road.

Families have access to several reputable schools in close proximity: Arden Grove Infant & Nursery School, Kinsale Infant and Junior Schools, and Firside Junior School are all within a short walk, while Hellesdon High School serves older students just under a mile away. For transport, the area is well served by regular bus routes connecting to Norwich city centre and beyond, while Norwich railway station lies roughly 3–3.5 miles away, providing regional connections. The location offers a balanced lifestyle, combining suburban calm with practical access to shops, schools, green spaces, and the cultural and employment opportunities of the city.



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This semi-detached residence is located in the sought-after area of Hellesdon, within the vibrant city of Norwich. Recent upgrades include a new porch and front door installed in 2025, along with new first-floor windows in 2024, combining modern comfort with classic appeal.

The property offers spacious, adaptable accommodation. A porch entrance provides storage for outdoor wear and leads into a welcoming hall with a convenient WC. The bay-fronted sitting and dining room features a marble fireplace and opens into a snug area, ideal for both everyday living and entertaining.

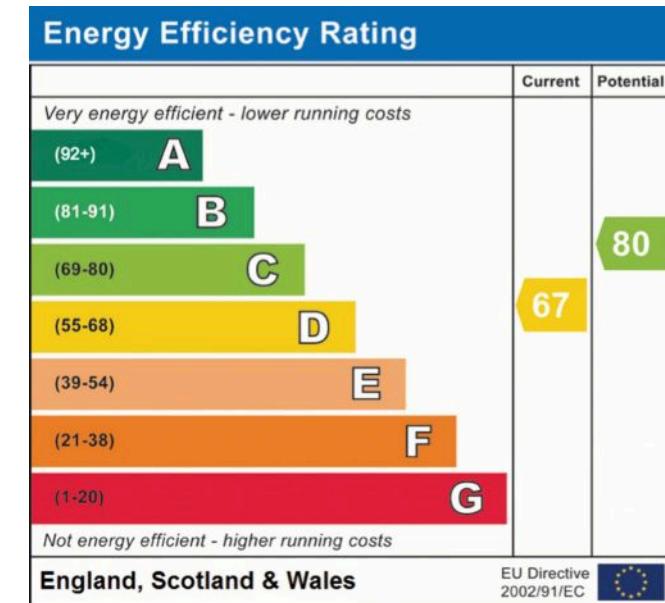
A bright conservatory extends the reception space, providing panoramic views of the private garden. The kitchen includes modern cabinetry, an integrated oven, induction hob, sink and drainer, and areas for your own appliances.

Upstairs, three well-proportioned bedrooms provide comfort and privacy, complemented by a family bathroom with a three-piece suite, including a bathtub, a hand wash basin and a toilet.

The garden is extensive and private, with a patio for seating, a lawn, established planting beds, a timber shed, and a summerhouse, creating space for relaxation and outdoor activities.

At the front of the residence is a brick-weave driveway for off-road parking and a garage suitable for storage or workshop use.

This home combines flexible living spaces with a private outdoor environment, providing a setting that suits family life and modern living.



**Ground Floor**  
951 sq.ft. (88.4 sq.m.) approx.

**1st Floor**  
421 sq.ft. (39.1 sq.m.) approx.



Sqft Includes The Garage.

TOTAL FLOOR AREA : 1372 sq.ft. (127.5 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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Meet *Karol*  
Property Valuer



Meet *Claire*  
Aftersales Team Leader

Minors & Brady  
*Your home, our market*



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