



107 Cottinghams Drive, Norwich
Norwich



Minors & Brady

107 Cottinghams Drive

This well-presented home on Cottinghams Drive offers a bright and welcoming interior, starting with a spacious entrance hall that leads into a comfortable sitting room and a modern kitchen/dining area. A ground-floor WC and useful storage cupboard add practical convenience, while upstairs the three bedrooms and family bathroom provide flexible living space. The garden is mainly laid to lawn with a small patio, perfect for relaxing or entertaining, and residents also benefit from communal parking. Set in a friendly Hellesdon community, the property is close to schools, local shops, and excellent transport links. Combining comfort, practicality, and outdoor enjoyment, this home provides an inviting environment for family life.

- Prime location close to the Northern Distributor Road (NDR) and Norwich Airport
- Excellent transport links with regular bus services to Norwich city centre and surrounding areas
- Friendly, well-established residential community atmosphere
- Spacious sitting room with front-facing window allowing plenty of natural light
- Modern kitchen/dining room with fitted units, ample appliance space, and garden views
- Agents Note

This property will be sold freehold and connected to mains water, electricity and drainage.

Heating source: storage heaters.

Service Charge: £35 paid monthly.

Vendors have indicated that there is a communal car park at the rear of the property; however, we recommend that all buyers verify the parking arrangements and ensure they are satisfactory before proceeding.





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The Location

Cottinghams Drive in Hellesdon is a well-established residential area combining practicality with a friendly community atmosphere. The location offers excellent transport connections: the Northern Distributor Road (NDR) is just moments away, making travel around Norwich and further afield straightforward. Regular bus services also run nearby, providing easy access to Norwich city centre and surrounding areas, while Norwich Airport is conveniently close, ideal for those who travel frequently.

Residents benefit from a wide range of local amenities. Convenience shops and a Co-op cater to everyday needs, while the Jet fuel station makes refuelling simple. Local businesses such as M&M's Sweet Treats and Alongside It's My Party provide sweets and celebration supplies, and Seasons Bakery in the village is perfect for freshly made sandwiches and baked goods.

Families are well-served, with a selection of primary schools, high schools, and sixth form colleges in the area. There are also sports facilities, healthcare services, and community centres nearby, making life easy for households of all sizes.

For leisure and recreation, nearby green spaces and nature areas provide opportunities for walking, running, and enjoying the outdoors, while Norwich city centre is just a short journey away for shopping, dining, and cultural experiences. Cottinghams Drive offers the balance of a connected, practical location with a welcoming local community.



107 Cottinghams Drive

Cottinghams Drive, Hellesdon

This well-presented property offers a welcoming exterior with a neat patio pathway leading to the front door, bordered by a lawned area to the side, providing a pleasant approach to the home. Upon entering, the entrance hall features hard flooring and a staircase ascending to the upper floor, creating a bright and airy first impression.

The sitting room is carpeted for comfort and enjoys a front-facing window, allowing natural light to fill the space. The kitchen/dining room is thoughtfully designed with modern fitted units and ample space for appliances. A rear-facing window ensures the room benefits from a view over the garden while bringing in daylight. Conveniently, there is a WC on the ground floor as well as a storage cupboard, ideal for everyday household needs.

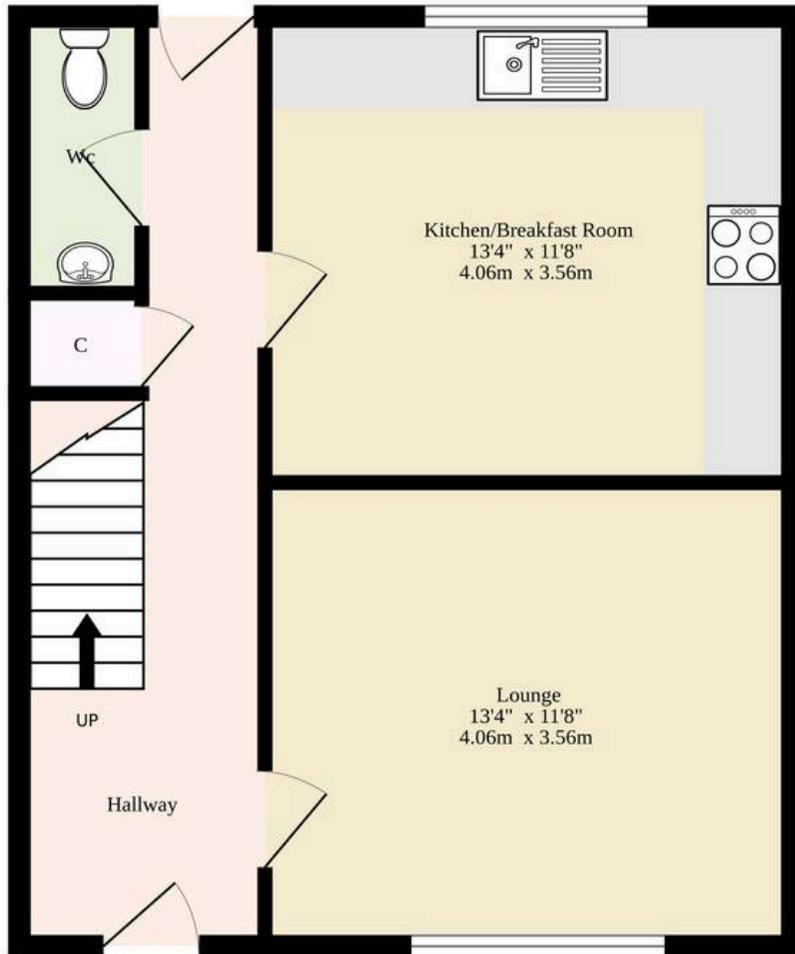
Upstairs, the property comprises three bedrooms and a bathroom, all easily accessible from the landing. The bedrooms are well-proportioned and offer flexibility for family living, guest accommodation, or a home office.

Externally, the property boasts a good-sized garden, mainly laid to lawn with a small patio area, perfect for outdoor entertaining or relaxing. Residents also have access to a communal parking area, providing convenience and ease of access. We advise all prospective buyers to ensure they are satisfied with the property's parking before proceeding.

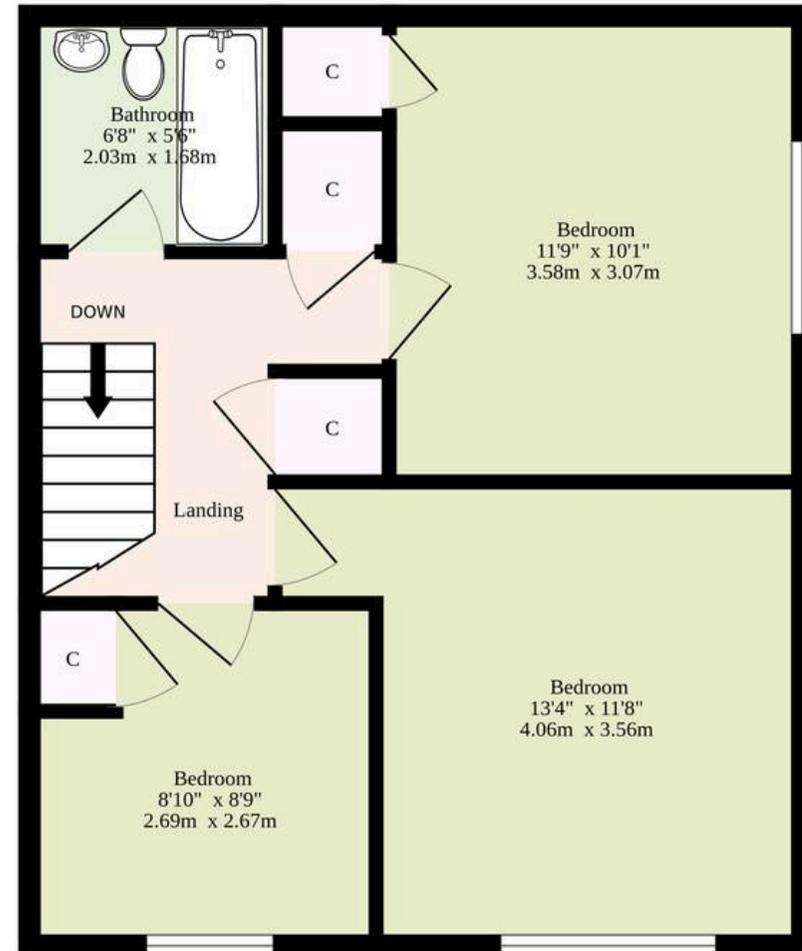
This home combines practical living spaces with outdoor enjoyment, making it an ideal choice for families or those seeking a well-maintained property in a friendly community.



Ground Floor
479 sq.ft. (44.5 sq.m.) approx.



1st Floor
491 sq.ft. (45.6 sq.m.) approx.



TOTAL FLOOR AREA : 970 sq.ft. (90.1 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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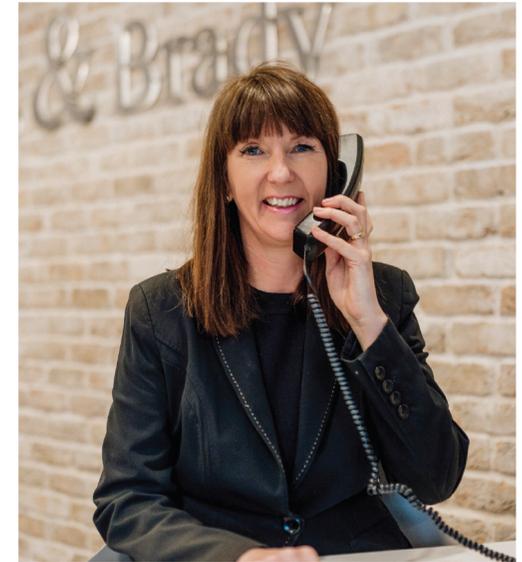
Dreaming of this home? Let's make it a *reality*.



Meet *Abi*
Branch Partner



Meet *Karol*
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Meet *Claire*
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Minors & Brady
Your home, our market



wroxham@minorsandbrady.co.uk



01603 783088



6 Church Road, Wroxham, Norwich, NR12 8UG

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