



1h Hellesdon Road, Norwich

Norwich



Minors & Brady

# 1h Hellesdon Road

Bespoke, elevated and architecturally bold, this contemporary home enjoys a commanding vantage over the River Wensum. It offers rare privacy while still delivering a striking modern presence through its fully glazed frontage and clean architectural lines. Manicured wrap-around gardens, a six-car gravel driveway and multiple sun-filled outdoor spaces. Inside, high-quality finishes define the ground-floor bedrooms, luxurious principal suite, dedicated study and convenient utility with WC. The first floor opens into a spectacular light-filled open-plan living space, maximising natural light and elevated views through the expansive glazing. A premium NEFF-equipped kitchen and stylish four-piece bathroom enhance the home's refined specification. Eco-conscious features such as an air source heat pump, underfloor heating, EV charging point and full CCTV complete this future-ready, standout modern residence.

- Eco-ready design with air source heat pump and underfloor heating
- Full CCTV system for enhanced privacy and security
- Generous gravel driveway with parking for up to six cars
- Premium NEFF-equipped kitchen with double ovens and wine cooler
- Spectacular first-floor open-plan living with full-height glazing
- Luxury principal suite with walk-in wardrobe and high-spec en-suite
- Large raised entertaining deck overlooking landscaped grounds
- Three sun-soaked gardens, including south- and west-facing outdoor spaces
- Elevated position with sweeping River Wensum views
- Striking fully glazed contemporary frontage with bold architectural lines





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## The Location

The property enjoys a superb position along the ever-popular Hellesdon Road, a location well-loved for its mix of convenience, greenery and riverside charm. Sitting close to both the River Wensum and River Tud, the area offers peaceful riverside walks, wildlife spots and scenic routes ideal for those who enjoy the outdoors, with particularly beautiful walks along the River Wensum right on the doorstep.

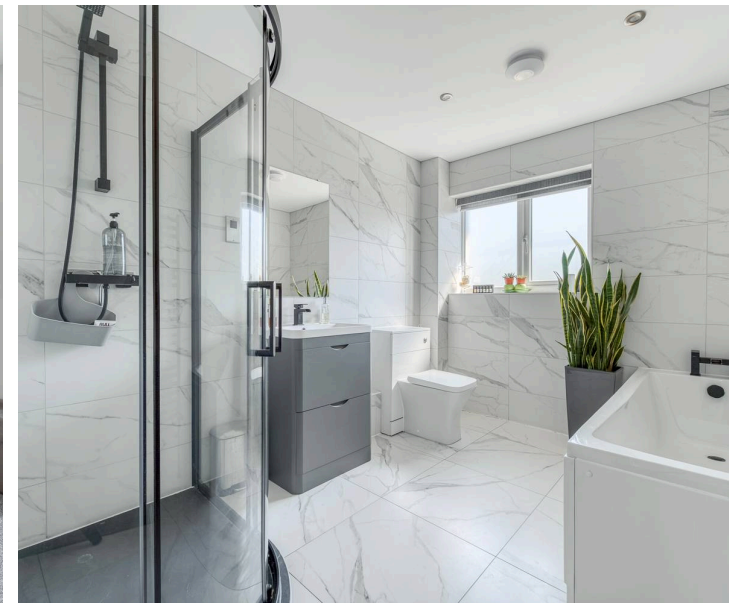
Everyday essentials are close at hand too, with a post office, public house and a selection of local shops all within easy reach.

Families are well catered for, with a strong choice of schooling options for all ages, along with nearby doctor and dental surgeries. For broader shopping needs, residents can head to Longwater Retail Park in just a short drive, where you'll find a supermarket and a wide range of national retailers. The Norfolk Showground Park & Ride, located just off the A47, offers an easy alternative for travelling into Norwich.

Connectivity is one of Hellesdon Road's strongest assets. You can be on Dereham Road within seconds, making travel across the city incredibly straightforward, or head swiftly into the city centre for shopping, dining and cultural attractions. Excellent bus links also serve the area, providing convenient public transport options for commuting, school runs or leisure trips.

Alternatively, Sweet Briar's amenities are close by, including M&S Foodhall, Costa Coffee, and a variety of other retail outlets. For larger weekly shops, Asda on Hall Road is also within convenient reach.

The area benefits from excellent access to the A47, opening up routes toward the coast, the Norfolk countryside and major transport links. Local parks and green spaces add to the appeal, offering plenty of room for leisure, dog walking and family time outdoors.



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# A Bespoke, Contemporary Four-Bedroom Detached Home in an Elevated Position Overlooking the River Wensum

Completed to an exceptional standard by local craftsmen, this bespoke-built contemporary home commands attention from the moment it comes into view. Set in an elevated position overlooking the River Wensum, the property has been designed to make a statement, a fully glazed frontage, smart cladded exterior and bold architectural lines create a unique roadside presence that you simply cannot pass without looking.

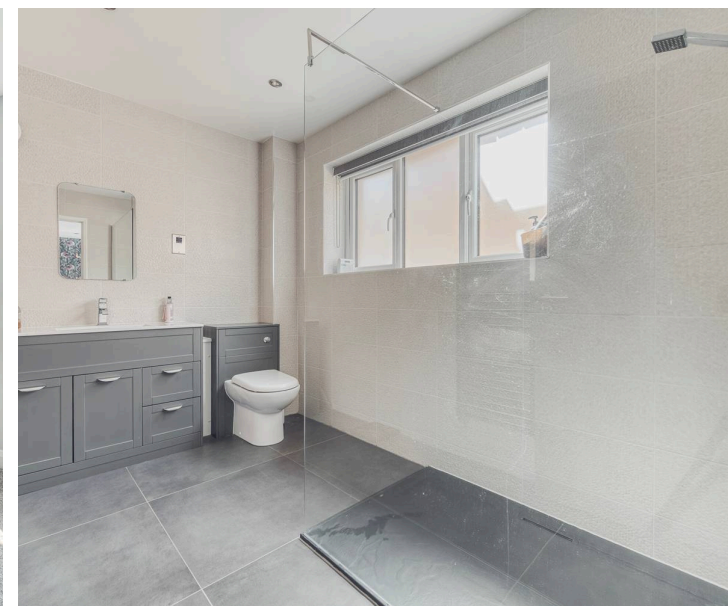
Despite its striking appearance, the home sits peacefully on a very quiet road with minimal through-traffic, offering privacy, calm and a sense of retreat.

The exterior has been finished with care and intention: a carved-out gravel driveway provides generous off-road parking for up to six cars, while the manicured gardens wrap around the home, offering three distinct outdoor spaces, including a south-facing rear garden and a west-facing side garden that enjoy sunlight throughout the day.

A large raised deck to the rear provides the perfect vantage point to enjoy the surrounding landscape.

Inside, the home continues to impress with high-quality finishes throughout. The ground floor features three beautifully proportioned bedrooms, including a superb principal suite with a walk-in wardrobe and a stylish en-suite finished with ceramic tiling. A dedicated study offers an ideal workspace for those working from home.

The utility room includes a further WC, adding convenience to the ground-floor layout.



# 1h Hellesdon Road

A contemporary balustrade staircase leads to the first floor, where the property opens into a spectacular large open-plan sitting room/kitchen/diner. The fully glazed frontage floods this space with natural light and maximises the elevated views, creating a bright, uplifting environment for everyday living and entertaining.

The high-quality fitted kitchen is equipped with NEFF appliances, including a double oven, induction hob, wine cooler, fridge freezer, and dishwasher, ensuring both style and performance.

A fourth bedroom is located on this level, along with a beautifully appointed four-piece bathroom featuring a bath, separate shower cubicle, wash basin and WC.

The home has been designed with forward-thinking, eco-conscious living in mind. An air source heat pump provides efficient heating, with underfloor heating to the ground floor and radiators to the first floor. An electric car charging point supports modern, sustainable lifestyles.

Full CCTV surrounds the property, offering additional peace of mind.

This is a home created to stand out, not for extravagance, but for its thoughtful architecture, quality craftsmanship, and commitment to future-ready living. Its elevated position, striking design, and exceptional internal specification make it a rare opportunity to own a truly distinctive contemporary residence.

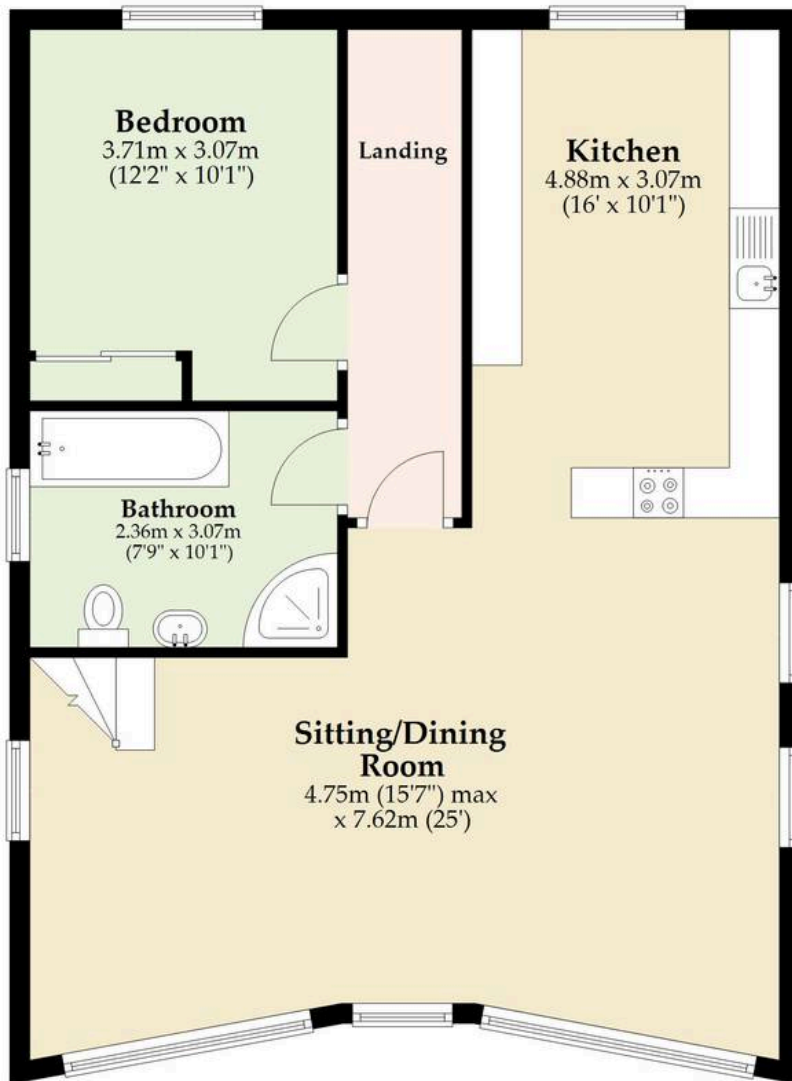
## Agents Note

This property will be sold freehold and connected to air-source heat pump, mains water, electricity and drainage.



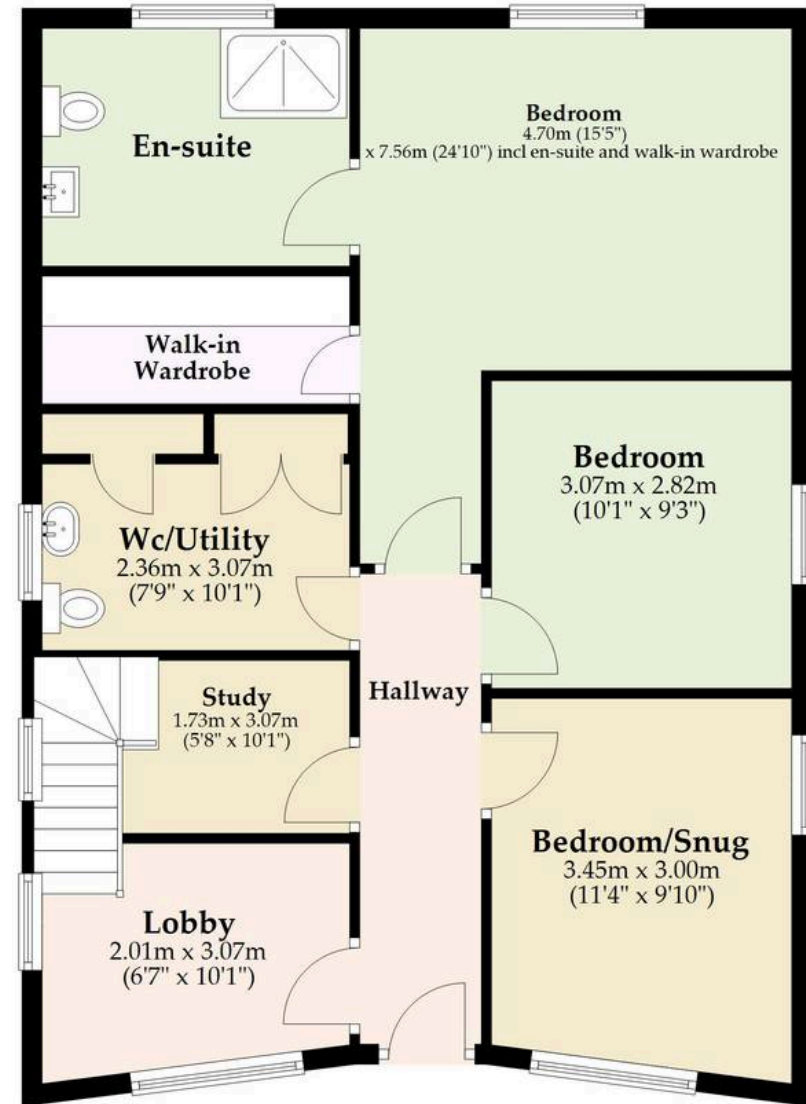
## First Floor

Approx. 74.7 sq. metres (803.7 sq. feet)



## Ground Floor

Approx. 69.7 sq. metres (750.6 sq. feet)



Total area: approx. 144.4 sq. metres (1554.4 sq. feet)

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.

Plan produced using PlanUp.

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