



25 Helena Road, Norwich
Norwich



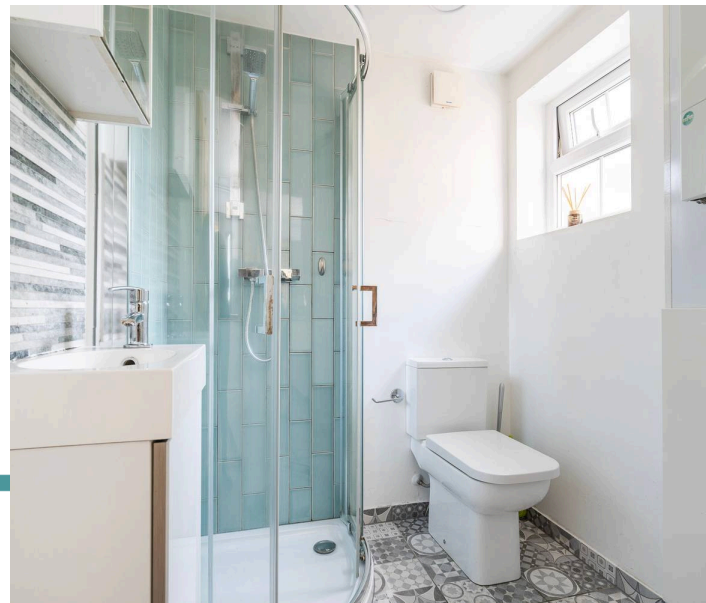
Minors & Brady

25 Helena Road

Norwich

A brilliant opportunity to secure a spacious over-passage terrace in the heart of Norwich's Golden Triangle. This well-balanced home combines character features with practical modern upgrades, including a generous kitchen and two well-appointed shower rooms. The traditional layout offers both a comfortable sitting room and a dining room with an original fireplace, adding warmth and personality. Upstairs, two notably large bedrooms benefit from the over-passage design, with the rear enjoying its own en-suite and a large walk-in shower. Outside, a sizeable garden and summer house provide excellent outdoor space rarely found with properties of this type. Positioned on sought-after Helena Road, this is a home that delivers both lifestyle and location in equal measure.

- Sought-after Helena Road position within the Golden Triangle
- Traditional over-passage terrace with larger-than-average bedrooms
- Two spacious double bedrooms, including en-suite to rear
- Comfortable sitting room and separate dining room
- Dining room with attractive original fireplace
- Modern fitted kitchen with wooden worktops and tiled splashback
- Ground floor shower room plus first floor en-suite
- Stylish bathrooms with quality sanitaryware throughout
- Generous rear garden with versatile summer house
- Within easy walking distance of cafes, shops and city amenities



M&B



M&B

25 Helena Road

Norwich

The Location

The property is located within the highly regarded Golden Triangle, positioned on the ever-popular Helena Road in NR2. This is a well-established residential street known for its attractive period homes, strong community feel and consistent demand from professionals, families and academics alike.

Helena Road itself offers a quieter setting than some of the busier nearby routes, while still placing you within easy walking distance of the vibrant Unthank Road and Earlham Road, where a wide selection of independent cafés, pubs, bakeries and shops can be found.

The location offers an excellent balance of convenience and lifestyle, with the city centre just a short drive, cycle or bus journey away. Norwich city centre provides a wide range of retail, leisure and cultural facilities, including Chantry Place, Castle Quarter, theatres, restaurants and nightlife.

The Golden Triangle is particularly valued for its accessibility and walkability. A number of well-regarded schools, parks and green spaces are close by, along with everyday amenities including supermarkets and healthcare services. The University of East Anglia and the Norfolk & Norwich University Hospital are both within easy reach, contributing to the area's ongoing popularity with both owner-occupiers and investors.

Public transport links are reliable, with regular bus routes operating nearby, and the area is also well suited for cycling into the city or towards Eaton and the UEA.



25 Helena Road

Norwich

Agents Note

A charming and well-proportioned traditional terrace, positioned on the ever-popular Helena Road in Norwich's highly desirable Golden Triangle. Offering character, generous room sizes and a practical layout, this over-passage home will appeal to a wide range of buyers seeking both space and a prime city location.

The ground floor accommodation begins with a welcoming sitting room, providing a comfortable everyday living space with a front aspect. This leads through to a separate dining room, which retains an attractive original fireplace, adding a sense of character and period charm while creating a natural focal point for the room.

To the rear, the property opens into a notably spacious kitchen, thoughtfully fitted in a modern style with neutral cabinetry, wooden work surfaces and a light blue tiled splashback that adds a subtle yet stylish contrast.

The layout offers ample preparation space and storage, making it both practical for day-to-day use and well-suited to entertaining. Completing the ground floor is a contemporary shower room, fitted with quality sanitaryware and designed to maximise usability.

M&B



25 Helena Road

Norwich

Upstairs, the over-passage design becomes particularly apparent, allowing for two generous bedrooms, both of which offer excellent proportions rarely found in standard terrace layouts.

The rear bedroom benefits from its own en-suite shower room, featuring a large walk-in shower and similarly well-presented sanitaryware, creating a comfortable and private space for guests or occupiers.

Externally, the property continues to impress. The rear garden is of a good size for this style of home, providing a usable outdoor space with scope for both relaxation and entertaining. A summer house adds further versatility, whether as a workspace, hobby room or simply a place to enjoy the garden in all seasons.

Overall, this is a well-balanced home combining character features, modern updates and valuable space, all in a highly regarded and convenient Norwich location.

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



M&B

Dreaming of this home? Let's make it a *reality*.



Meet *Liam*
Branch Manager



Meet *Nagilla*
Aftersales Team Leader



Meet *Tristan*
Senior Property Lister

Minors & Brady
Your home, our market

 norwich@minorsandbrady.co.uk

 01603 365085

 107 Unthank Road, Norwich, NR2 2PE

CAISTER-ON-SEA | DEREHAM | DISS | NORWICH | OULTON BROAD | WROXHAM



How can we support

- ✓ Residential Mortgages
- ✓ Protection & Insurance
- ✓ Buy-to-let (personal and limited company)



Matt Waters
Director and
Principal



Victoria Payne
Mortgage and
Protection Advisor

Offering you quick and professional mortgage advice every step of the way.

T: 01603 210378
E: enquiries@norfolk-mortgages.co.uk