



1 Hellesdon Road, Norwich

Norwich



Minors & Brady

1 Hellesdon Road

A rare opportunity to enjoy elevated bungalow living with open river and field views. Set along the quiet through stretch of Hellesdon Road, this well-positioned two-bedroom bungalow offers comfortable single-level accommodation in a low-traffic setting. The property is slightly raised above road level, creating an attractive outlook while maintaining excellent access to local amenities and transport links. Inside, a spacious lounge with sliding doors forms the heart of the home, complemented by two versatile bedrooms, a bathroom and a practical kitchen. Outside, the generous rear garden provides a mature and private space, ideal for relaxing or entertaining. Completing the package are a driveway and garage, making this an appealing and well-rounded home with both space and scenery.

- Elevated two-bedroom bungalow
- Quiet through road with low traffic speeds
- Open river and field views to the front
- Single-level layout throughout
- Spacious lounge with sliding doors
- Welcoming entrance hall
- Driveway and garage providing off-road parking
- Generous rear garden mainly laid to lawn
- Mature, established planting offering privacy
- Convenient location for amenities and transport links





M&B

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.



M&B

1 Hellesdon Road

Hellesdon Road, Hellesdon

Situated along Hellesdon Road, a quiet through road with low traffic speeds, this two-bedroom elevated bungalow offers attractive single-level living with open views across the river and adjoining fields to the front.

Set slightly above road level, the property enjoys a pleasant outlook while remaining conveniently positioned for local amenities and transport links.

The accommodation is entered via a welcoming entrance hall, which provides access to all principal rooms. The lounge is a generous, well-proportioned space, filled with natural light and featuring sliding doors that enhance the sense of openness and connection to the outside. This room offers ample space for both seating and dining furniture, making it an ideal central living area.

The bungalow provides two bedrooms, each suitable for use as double or flexible guest or home-working space, served by a bathroom positioned for practical everyday use. The kitchen is arranged to support daily living, with cabinetry, worktop space and room for appliances, and offers scope for personalisation if desired.

Externally, the property continues to impress with a large rear garden, laid mainly to lawn and complemented by established plantings that create a mature and private outdoor setting. A driveway and garage provide valuable off-road parking and storage.

Agents Note

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



Ground Floor

Approx. 83.2 sq. metres (895.0 sq. feet)



Total area: approx. 83.2 sq. metres (895.0 sq. feet)

Sqft excludes hall, landing and garage.

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.

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



Meet *Abi*
Branch Partner



Meet *Karol*
Property Lister



Meet *Claire*
Aftersales Team Leader

Minors & Brady
Your home, our market



wroxham@minorsandbrady.co.uk



01603 783088



6 Church Road, Wroxham, Norwich, NR12 8UG

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