



4 Yelverton Close, Norwich
Norwich

Minors & Brady



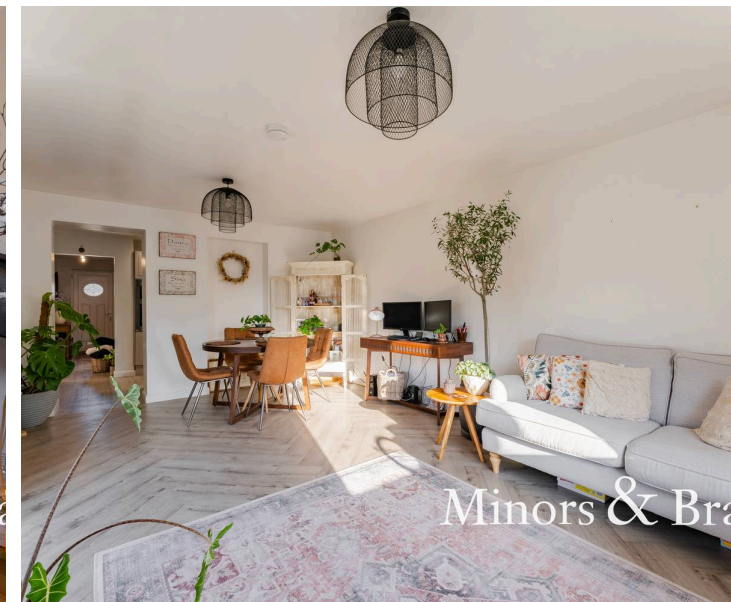
Minors & Brady

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Norwich

A stylish, move-in-ready home offering light-filled living and easy village convenience. This beautifully presented two-bedroom terrace in Hellesdon is ideal for a range of buyers seeking a well-located home. The spacious dual-aspect lounge/diner creates an inviting central hub, filled with natural light and opening directly onto the garden. Two well-proportioned double bedrooms provide flexible accommodation, whether for living, working or hosting guests. Outside, the south-east facing garden offers a bright and private space to relax or entertain, complemented by an enclosed front garden. Positioned close to local amenities, with excellent links into Norwich and beyond, this home combines everyday ease with a well-connected setting.

- Beautifully presented two-bedroom terraced home
- Two generous double bedrooms offering flexible living
- Bright dual-aspect lounge/diner with garden access
- Well-arranged kitchen with practical layout and storage
- Modern and well-maintained bathroom
- South-east facing rear garden, ideal for outdoor living
- Enclosed front and rear gardens providing privacy
- Spacious and light-filled accommodation throughout
- Excellent access to local amenities, shops, and schools
- Convenient transport links to Norwich city centre and beyond



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The Location

Situated just off Drayton High Road in the popular NR6 area of Hellesdon, this well-positioned location offers excellent convenience with easy access in all directions, whether heading into Norwich city centre, further into Hellesdon, or out towards Drayton. The area provides a pleasant residential setting with established greenery, while remaining within close reach of a wide range of everyday amenities.

From its position, local conveniences are readily available, with excellent and reliable bus routes making travel into the city centre straightforward and convenient. For more relaxed moments, nearby cafés and traditional pubs create an inviting social scene, including The Willows Café, along with The Cock Inn and The Red Lion, all known for their welcoming atmosphere and popular food offerings.

Everyday shopping needs are well catered for, with a Tesco supermarket and Applegreen fuel station nearby, alongside Drayton Doctors' Surgery. The Asda Superstore on Hall Road is also easily accessible, providing a broader range of retail options. Families are well supported by a selection of well-regarded primary and secondary schools within the surrounding area.

The location further benefits from excellent road links, including convenient access to the Northern Distributor Road (NDR), allowing for efficient travel across Norwich and beyond. Nearby Taverham adds to the appeal with additional supermarkets, schooling options and leisure facilities, contributing to a strong and established community feel.

Hellesdon itself also offers a variety of local amenities, and Norwich International Airport is within a short drive, making travel connections straightforward. The area is complemented by nearby green spaces, ideal for walking, outdoor activities, and enjoying time outdoors.



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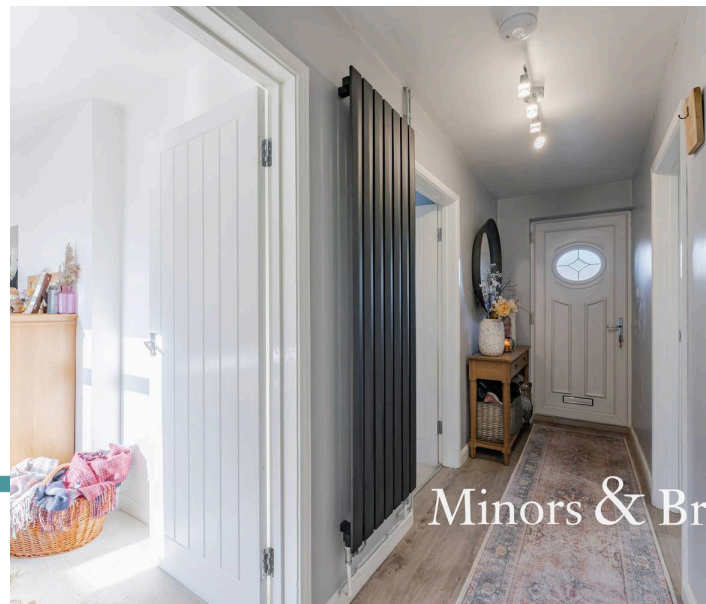
Yelverton Close, Hellesdon

Situated within the popular village of Hellesdon, this well-presented two-bedroom terraced home offers comfortable and contemporary living in a convenient and well-connected setting. Ideal for first-time buyers, small families, or those looking to downsize, the property provides a well-balanced layout with a bright and welcoming feel throughout.

On arrival, the home is set back behind an enclosed front garden, creating a sense of privacy while maintaining an attractive approach. Inside, the accommodation is thoughtfully arranged, with a spacious dual-aspect living and dining area forming the heart of the home. This room benefits from an abundance of natural light and provides a versatile space for both relaxing and entertaining, with direct access out to the rear garden enhancing the overall flow.

The kitchen is well arranged to support everyday living, offering a practical layout with ample storage and workspace. The remainder of the ground floor is complemented by the overall sense of functionality and ease, making it a home that works well for a variety of lifestyles.

Two generously proportioned double bedrooms provide comfortable accommodation, each offering flexibility for sleeping arrangements or additional uses such as a home office. A family bathroom completes the layout, presented in a clean and modern style.



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Externally, the property continues to impress with enclosed gardens to both the front and rear. The rear garden enjoys a south-easterly aspect, allowing for plenty of natural light throughout the day, and is mainly laid to lawn with a defined patio area, perfect for outdoor dining, relaxing, or entertaining during the warmer months.

Agents Note

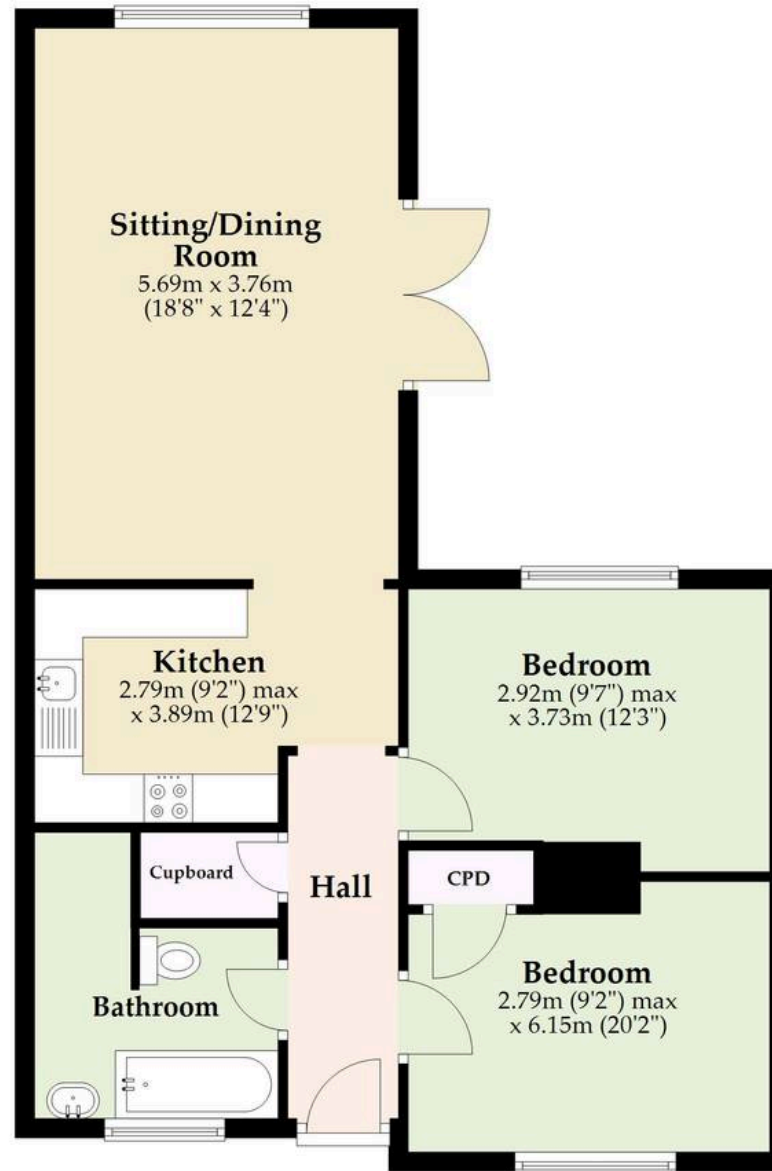
This property will be sold freehold and connected to mains water, electricity, gas and drainage.



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Ground Floor

Approx. 71.4 sq. metres (768.0 sq. feet)



Total area: approx. 71.4 sq. metres (768.0 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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