


# 41 Birchwood Road, Hellesdon

Minors & Brady

# 41 Birchwood Road

## Hellesdon, Norwich

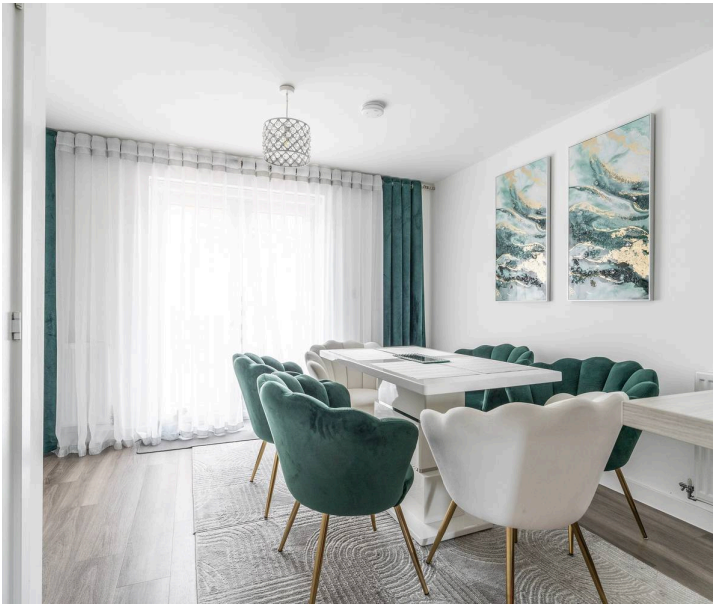
A stylish and beautifully presented modern townhouse offering spacious and flexible accommodation across three floors, complete with a landscaped garden, private parking and the added benefit of the remaining NHBC warranty. Thoughtfully designed for contemporary living, the property enjoys a bright and sociable open-plan layout, well-proportioned bedrooms and a superb principal suite occupying the entire top floor. Whether you're a first-time buyer, young family or downsizer seeking low-maintenance living, this home offers an excellent balance of practicality and comfort. The landscaped rear garden creates an inviting outdoor space, while nearby amenities, schooling and transport links all contribute to the property's appeal.

- Modern semi-detached townhouse with stylish accommodation arranged across three well-designed floors
- Approximately six years remaining on the NHBC warranty, providing additional peace of mind for buyers
- Impressive open-plan kitchen, dining and living space extending across the full width of the ground floor
- Three versatile bedrooms including a superb top-floor principal suite with vaulted ceilings and Velux windows
- Bright and spacious main bedroom offering excellent storage potential and space for a home working area
- Contemporary family bathroom complemented by a convenient ground-floor cloakroom
- Beautifully landscaped and fully enclosed rear garden, perfect for entertaining and everyday enjoyment
- French doors opening directly onto the garden

M&B








CHANEL

# 41 Birchwood Road

## Hellesdon, Norwich

Situated in a well-connected residential area to the north of Norwich city centre, this location offers an excellent balance of convenience, community and accessibility. With easy access to the A140, A47 and Northern Distributor Road (NDR), travelling across Norwich, Norfolk and beyond is straightforward, making it a practical choice for commuters, families and professionals alike.

Public transport links are readily available, with regular bus services nearby providing convenient connections into the city centre and surrounding areas. For those who enjoy walking or cycling, a variety of routes make it easy to reach local amenities and Norwich's extensive network of green spaces.

Everyday essentials are within easy reach, including a large Asda supermarket and the popular Sweetbriar Retail Park, home to a selection of well-known retailers, food outlets and cafés. The area is particularly convenient for day-to-day shopping, dining and leisure needs.

Families are well served by a range of nearby schooling options, including primary, secondary and sixth form education. The area also benefits from local healthcare facilities, sports amenities and community services, contributing to its appeal as a well-rounded place to live.

For outdoor recreation, residents can enjoy nearby green spaces including Sweetbriar Marshes Nature Reserve, offering pleasant walking routes and opportunities to enjoy nature close to home. Meanwhile, Norwich city centre is only a short journey away, providing an extensive range of shopping, restaurants, entertainment venues and cultural attractions. Altogether, this location successfully combines peaceful residential living with excellent access to the amenities and opportunities of a vibrant city.

M&B

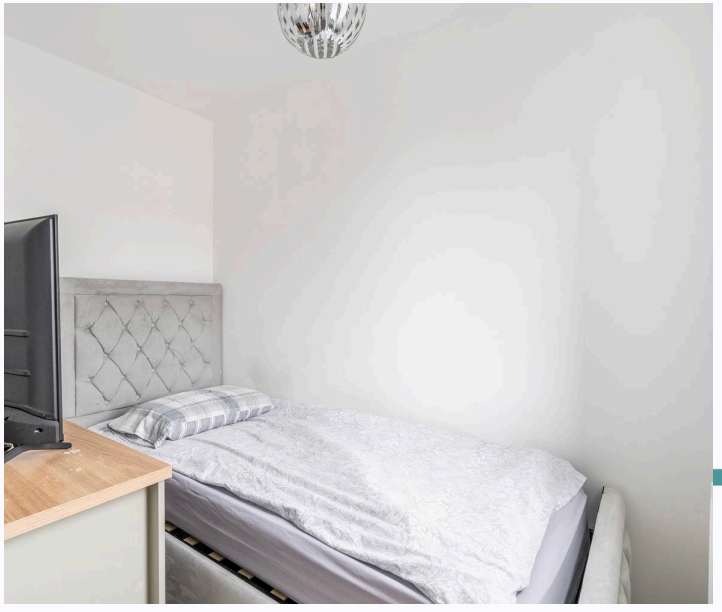












# 41 Birchwood Road

## Hellesdon, Norwich

**Birchwood Road, Hellesdon**

Approached via a neatly maintained frontage, this attractive semi-detached home immediately presents a smart and welcoming first impression. Constructed with modern living in mind, the accommodation has been carefully arranged to maximise both natural light and usable space, resulting in a home that feels bright, airy and easy to enjoy.

The entrance hall provides a practical introduction to the property and leads through to the heart of the home. Spanning the full width of the ground floor, the impressive open-plan kitchen, dining and living area offers a fantastic social environment for everyday life. The kitchen is fitted with a comprehensive range of units and integrated appliances, while generous work surfaces ensure ample room for food preparation. Beyond, there is plenty of space for dining and comfortable seating, creating a room equally suited to quiet evenings or entertaining friends and family. French doors open directly onto the garden, helping to connect the indoor and outdoor spaces beautifully.

The first floor offers two well-sized bedrooms alongside a contemporary family bathroom. These rooms provide flexible accommodation and could equally serve as guest rooms, children's bedrooms, a nursery or home office depending on individual requirements.

M&B







# 41 Birchwood Road

Hellesdon, Norwich

Occupying the entire top floor, the principal bedroom creates an impressive and private retreat. The vaulted ceiling adds a wonderful sense of volume, while Velux windows draw in an abundance of natural light throughout the day. Offering ample space for bedroom furniture, dressing areas and even a dedicated workspace, it is a room that truly elevates the home's accommodation.

The rear garden has been thoughtfully landscaped to create an attractive and easy-to-maintain outdoor setting. A paved seating area directly outside the property provides the perfect place for morning coffee, al fresco dining or summer entertaining, while the elevated lawn beyond offers additional space to relax and enjoy.

Fully enclosed and designed with privacy in mind, the garden strikes an excellent balance between practicality and enjoyment. A gated side access leads conveniently to the driveway, where tandem parking provides off-road parking for multiple vehicles.

**Agent's Note**

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

Maintenance charge: £150 paid annually.

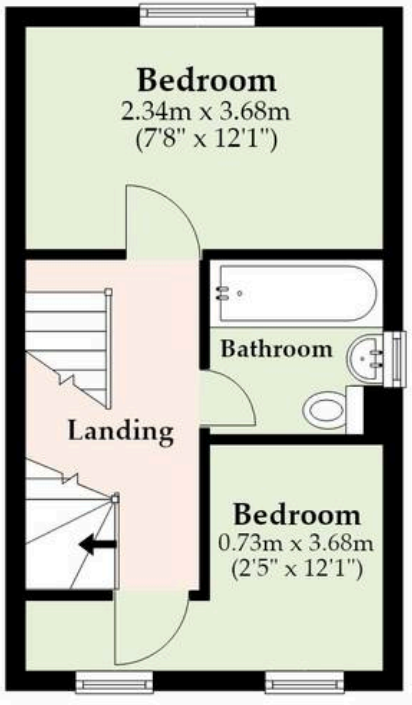
## Ground Floor

Approx. 24.4 sq. metres (262.8 sq. feet)



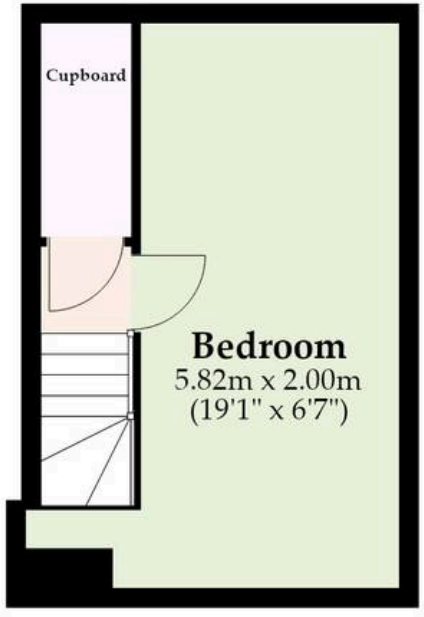

## First Floor

Approx. 24.4 sq. metres (262.2 sq. feet)




## Second Floor

Approx. 21.8 sq. metres (234.2 sq. feet)




Total area: approx. 70.5 sq. metres (759.3 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.

M&B

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



Meet *Abi*
Branch Partner




Meet *Daryl*
Listings Manager



Meet *Adelaide*
Senior Property Consultant

## Minors & Brady

*Your home, our market*

homes@minorsandbrady.co.uk | 01603 783088 | 6 Church Road, Hoveton, NR12 8UG

BURY ST. EDMUNDS | CAISTER-ON-SEA | DEREHAM | DISS | NORWICH | OULTON BROAD | WROXHAM

# Norfolk Mortgages.

Residential | Buy-to-Let | Protection

## How we can support:

- ✓ Residential Mortgages
- ✓ Protection and Insurance
- ✓ Buy-to-Let (Personal and Limited Company



**Matt Waters**
Director and Principal



**Victoria Payne**
Mortgage and Protection Adviser

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

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