

35 Hercules Road, Norwich

Minors & Brady

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Norwich

Discover a home that's ready to be enjoyed from day one, offering stylish interiors, generous living space and a superb family-friendly layout in one of Hellesdon's most popular residential locations. This modernised and extended three-bedroom semi-detached house features a contemporary open-plan lounge and dining area, a well-appointed kitchen, three well-proportioned bedrooms and a family bathroom. Outside, a large mature rear garden provides excellent space for entertaining and family enjoyment, whilst the driveway and garage add valuable practicality. Combining space, comfort and convenience, this is a fantastic opportunity for buyers seeking a move-in-ready home close to local amenities and excellent transport links.

The Location

Hercules Road enjoys a convenient position within Hellesdon, one of Norwich's long-established residential suburbs, located to the north-west of the city centre. The area appeals to a broad range of residents, from families seeking access to schooling and green space, to professionals requiring straightforward travel links and amenities close at hand. Combining everyday practicality with proximity to both the city and surrounding countryside, Hellesdon offers a well-balanced setting for modern living.

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Residents have access to a range of supermarkets, independent retailers, cafés and takeaway establishments throughout Hellesdon and neighbouring districts. The nearby Sweet Briar Retail Park and Anglia Square area provide additional shopping opportunities, while Norwich city centre offers an extensive selection of national retailers, restaurants, bars and cultural venues.

The area is well regarded for its educational provision, with a choice of primary and secondary schools serving the local community. Norwich itself is home to a range of further education opportunities, including City College Norwich and the University of East Anglia, making the area appealing for families as well as those connected to higher education. Local libraries, community facilities and recreational clubs further contribute to the area's established residential character.

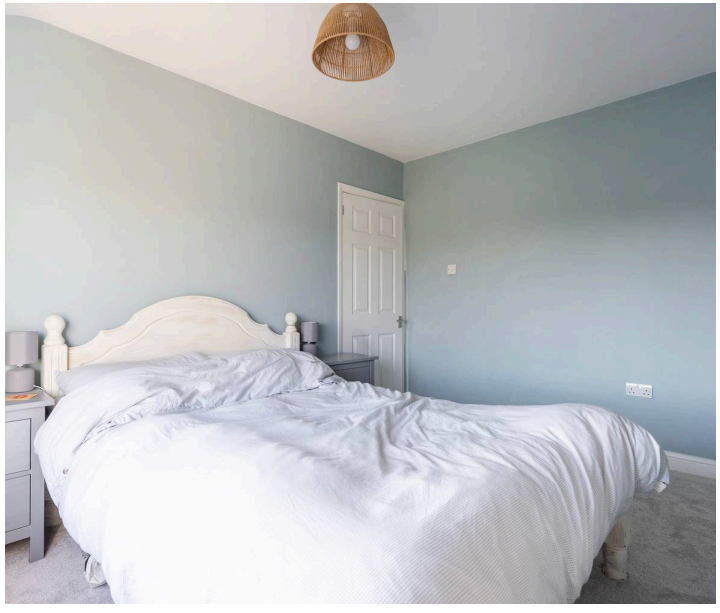
The Northern Distributor Road (Broadland Northway) provides efficient access around the wider Norwich area and onwards to the A47, linking to destinations across Norfolk and beyond. Norwich Railway Station offers regular services to Cambridge, Ipswich and London Liverpool Street, while Norwich International Airport lies just a short distance away, providing convenient national and international connections. Frequent bus services also connect Hellesdon with Norwich city centre and neighbouring communities.

Residents can explore nearby Marriott's Way, a popular route for walking, running and cycling, while the Norfolk Broads, the River Wensum and the county's renowned coastline are all accessible within a comfortable drive. Nearby villages and market towns offer further opportunities for leisure and dining, creating a location that balances urban convenience with access to some of Norfolk's most enjoyable landscapes.

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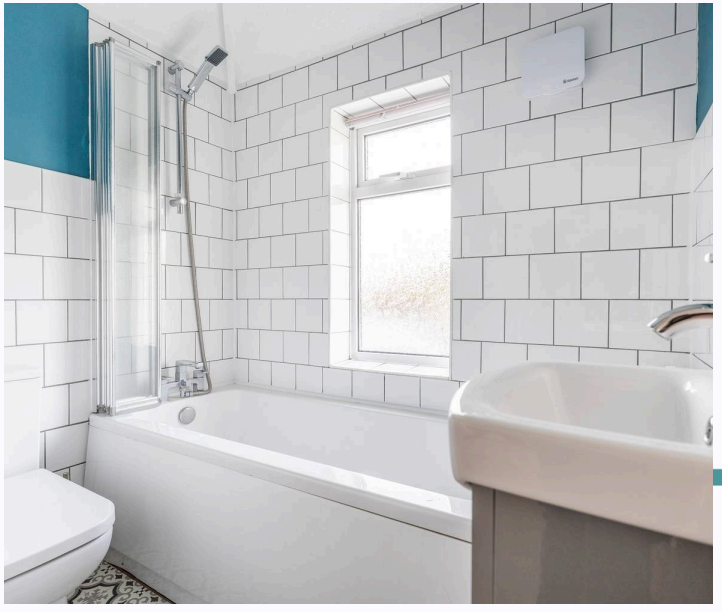












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The property is approached via a shingled driveway, providing off-road parking and leading to the garage, creating an attractive first impression. Stepping inside, a welcoming entrance hall provides an inviting introduction to the home.

The ground-floor accommodation has been arranged with modern lifestyles firmly in mind, flowing seamlessly from one space to the next. The living room is a wonderfully comfortable reception room, flooded with natural light and offering a relaxing environment for everyday living.

Continuing through the property, the dining area provides an excellent space for both formal entertaining and family meals, positioned to encourage sociable living and interaction between the main living areas. The extension has significantly enhanced the overall layout, creating a greater sense of space and versatility.

Forming the heart of the home is the kitchen, which has been thoughtfully designed to maximise both functionality and style. Fitted with a modern range of attractive cabinetry, complemented by generous work surfaces and ample storage solutions, the kitchen provides everything required for busy day-to-day living.

Ascending to the first-floor, the landing provides access to all bedrooms and the family bathroom. The bedroom accommodation is well-balanced, offering flexibility for a variety of household requirements.

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The principal bedroom is a generously sized room, providing ample space for freestanding furniture whilst offering a calm and comfortable environment. Bedroom two is another excellent double room, equally well-presented and generous in proportion, making it perfectly suited to family living. The third bedroom provides a well-proportioned single room and would make an ideal child's bedroom, nursery, dressing room or home office, ensuring the property remains adaptable to a range of lifestyles.

Serving the bedrooms is a stylish modern bathroom, fitted with a stylish three-piece suite, including a bathtub, a hand wash basin and a toilet.

The rear garden is a particularly attractive feature, offering a generous lawned area surrounded by mature plants, shrubs and established planting. Enclosed by timber fencing, the garden provides an excellent degree of privacy and creates a wonderful outdoor space for families to enjoy.

Agent Note

This property will be sold freehold.

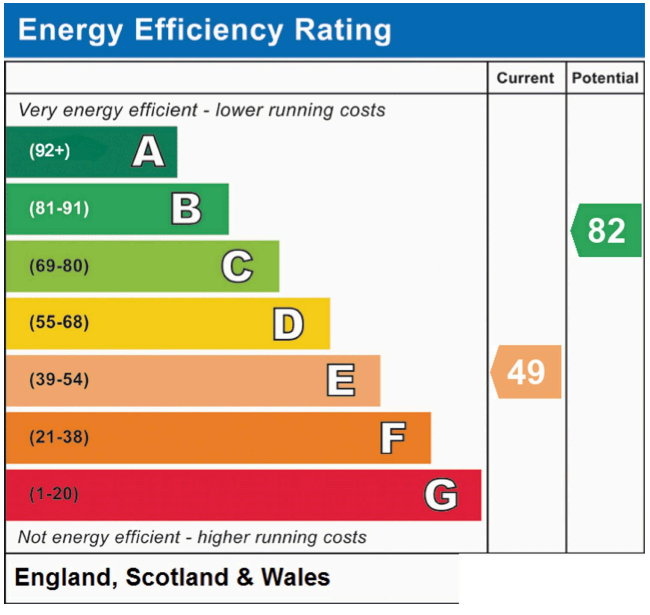
Gas central heating system.

Connected to mains water, electricity and drainage.

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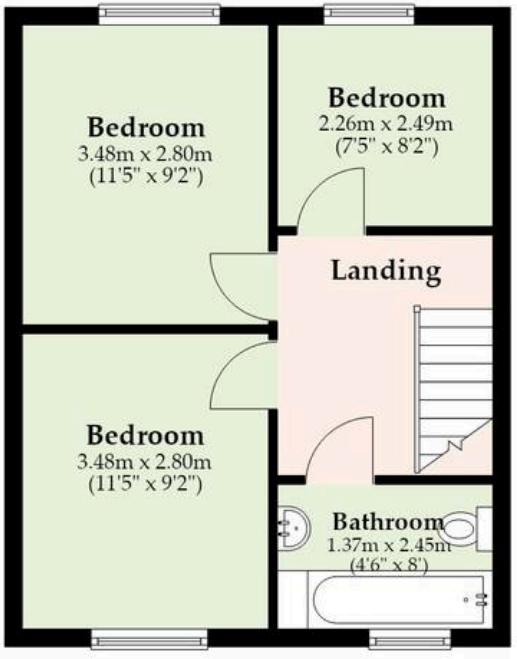
Ground Floor

Approx. 38.9 sq. metres (418.9 sq. feet)



First Floor

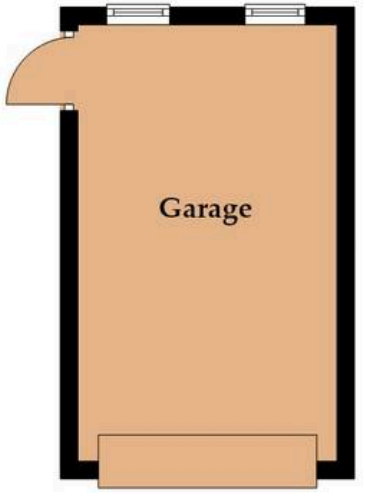
Approx. 36.6 sq. metres (393.6 sq. feet)



Garage

Approx. 0.0 sq. metres (0.0 sq. feet)

(excluding Garage)



Total area: approx. 75.5 sq. metres (812.5 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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Meet *Daryl*
Listings Manager



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Senior Property Consultant

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Your home, our market

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Director and Principal



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