

27a Hellesdon Road, Norwich

Minors & Brady

27a Hellesdon Road

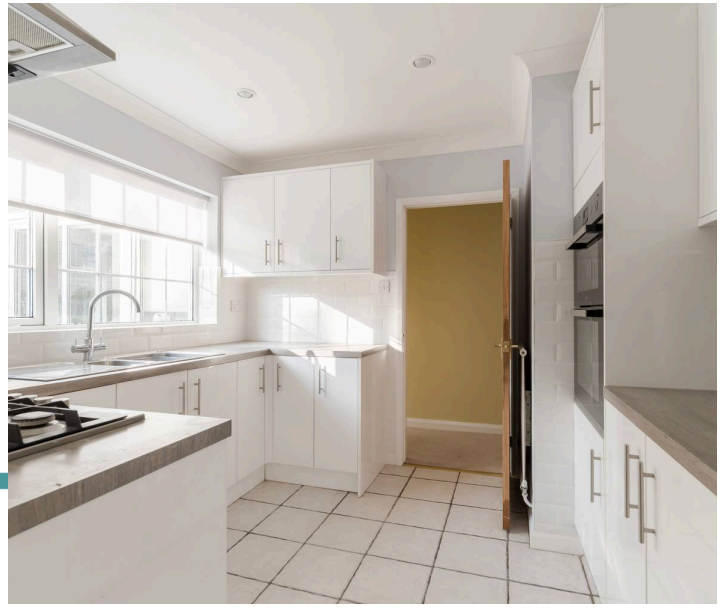
Norwich

This well-presented three-bedroom home enjoys an attractive position overlooking the River Wensum, offering comfortable accommodation together with useful additional space and excellent outdoor facilities.

Recently decorated throughout, with newly skimmed walls and ceilings, the property has a fresh feel and is ready for its next owners to make their own. The generous lounge and dining room provide a welcoming main living space, while the conservatory and separate utility room add further flexibility. Outside, the property benefits from off-road parking, a detached garage and a separate workshop, making it a particularly practical home for a range of buyers.

M&B





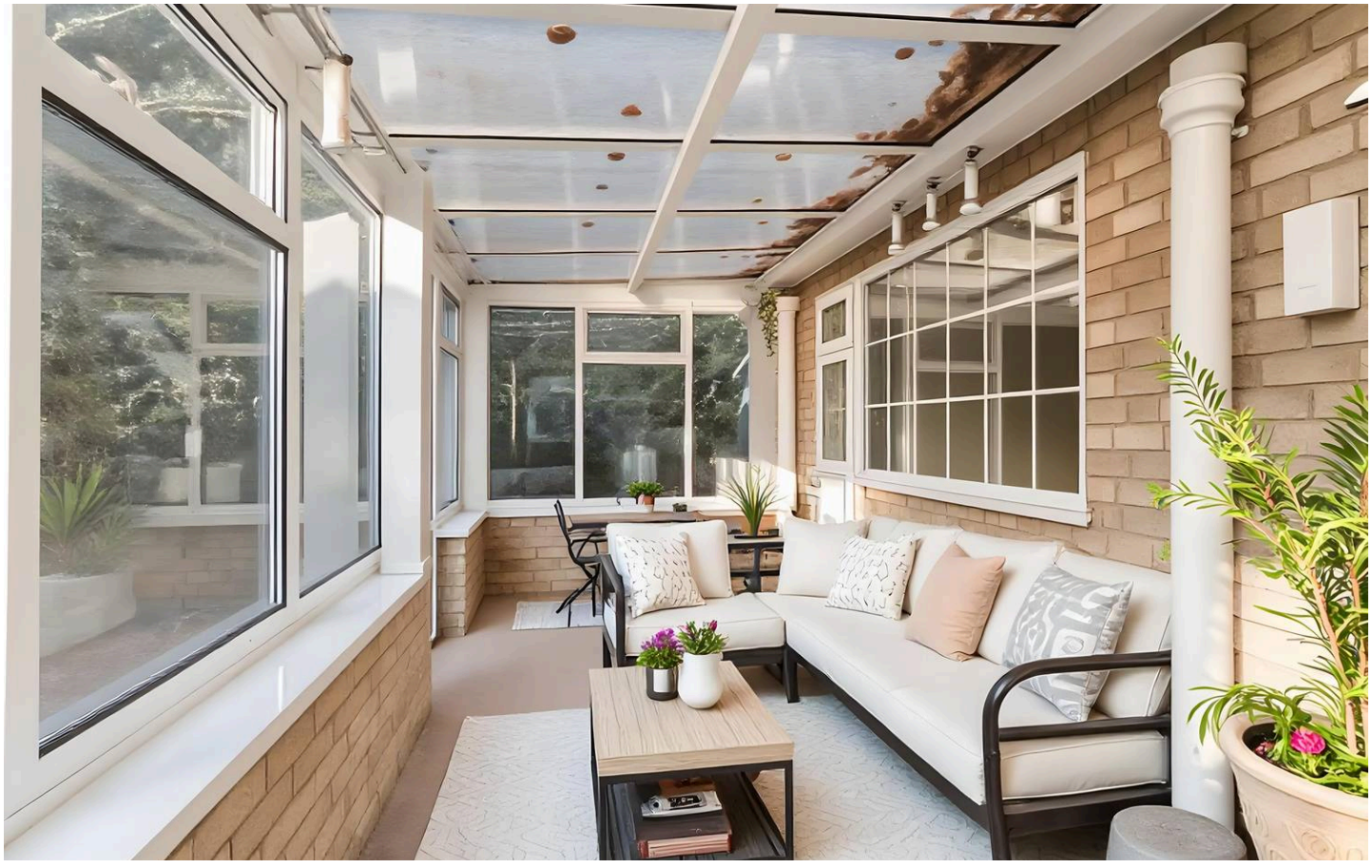


27a Hellesdon Road

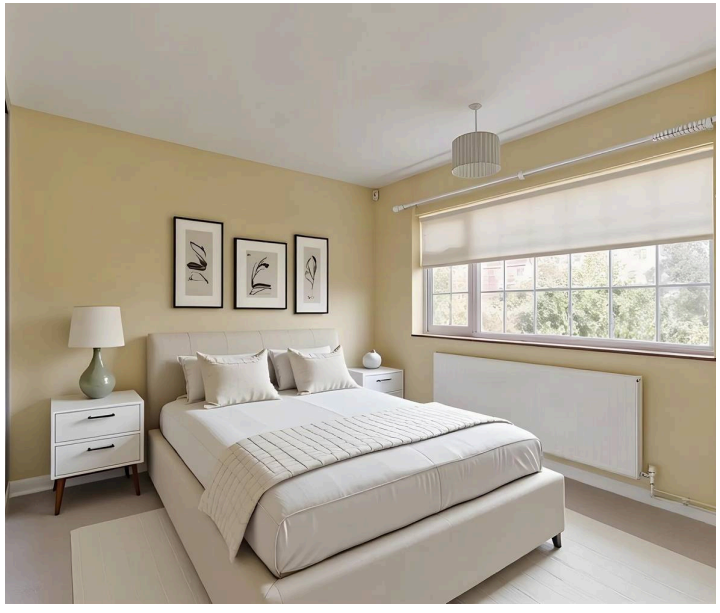
Norwich

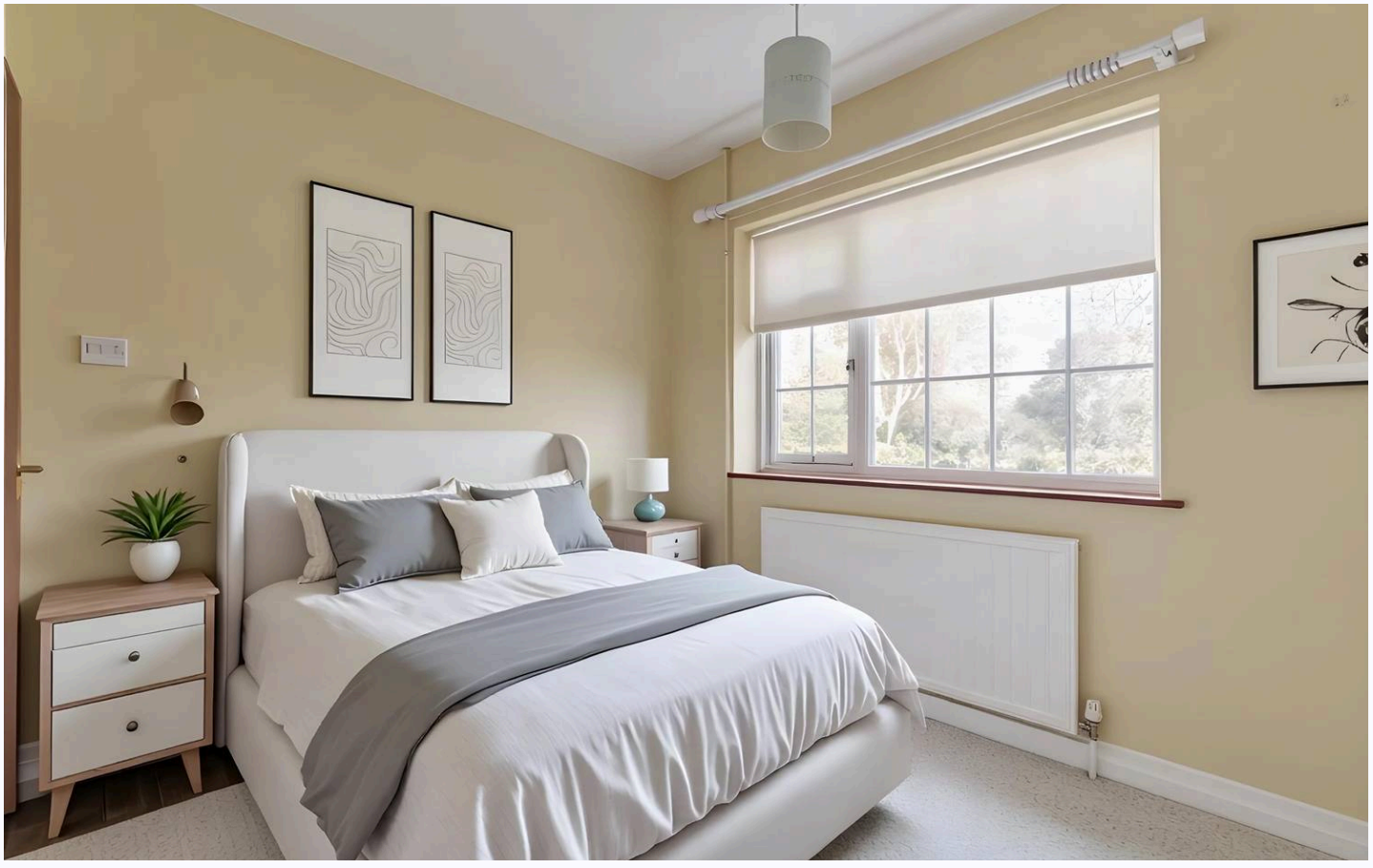
- Well presented three bedroom home enjoying attractive views over the River Wensum, creating a pleasant setting for everyday living
- Recently decorated throughout, with newly skimmed walls and ceilings providing a fresh, clean finish and a home ready for its next owners to enjoy
- Spacious lounge and dining room offering a comfortable main reception space, with a gas fire providing an attractive focal point and a welcoming setting for relaxing or entertaining
- Separate fitted kitchen providing a practical space for everyday cooking, with a good range of storage and worktop space
- Conservatory and utility room providing useful extra space, with flexibility for everyday household tasks and enjoying the outlook towards the garden
- Three well proportioned bedrooms, offering comfortable accommodation for families, guests or those requiring additional space for home working
- Practical shower room conveniently positioned alongside the bedroom accommodation
- Detached garage and separate workshop, providing excellent additional storage, space for hobbies or potential use as a dedicated workspace
- Off road parking providing convenient space for vehicles, complemented by the additional facilities offered by the garage and workshop
- Recently installed roof benefiting from a 15 year warranty, providing added reassurance for the new owners

M&B













27a Hellesdon Road

Norwich

Location

Situated to the west of Norwich city centre, Hellesdon Road enjoys a convenient residential setting with a good range of everyday amenities close by. Nearby Henderson Green and Earlham offer local shops, supermarkets, schools, and healthcare facilities, while Norwich city centre is easily accessible for a wider selection of shopping, dining, leisure, and cultural attractions. Regular bus services operate along the nearby Dereham Road, providing convenient connections into the city and surrounding areas, while Norwich railway station offers further links to destinations including Cambridge and London.

The area also benefits from access to several nearby green spaces, including Henderson Community Park and the University of East Anglia grounds, which offer opportunities for walking and outdoor recreation. The nearby A47 provides useful road connections towards the Norfolk coast and wider county, while Norwich International Airport is also within convenient driving distance.

Hellesdon Road, Norwich

The property opens into an entrance hall, providing access to the main accommodation and the bedroom areas. The spacious lounge and dining room is a particularly appealing reception space, offering plenty of room for both comfortable seating and a dining table.

M&B







27a Hellesdon Road

Norwich

The gas fire creates a natural focal point within the room, adding warmth and character, while the generous layout makes it well suited to both everyday living and entertaining.

The fitted kitchen is positioned separately and provides a practical space for preparing meals, with a range of storage and worktop space. From here, the accommodation extends into the conservatory, which provides a bright additional area overlooking the outside space. The property also benefits from a separate utility room, offering useful space for laundry and household appliances, helping to keep the main kitchen area clear and organised.

There are three bedrooms, providing comfortable accommodation with flexibility for family members, guests or those requiring space to work from home. The bedrooms are served by a separate shower room, completing the main internal accommodation.

Outside, the property benefits from off road parking, providing convenient space for vehicles, alongside a detached garage and separate workshop. These additional buildings offer excellent storage and could also provide useful space for hobbies, equipment or a dedicated workspace. The views over the River Wensum are a particular feature of the setting, adding to the appeal of the property.

M&B







27a Hellesdon Road

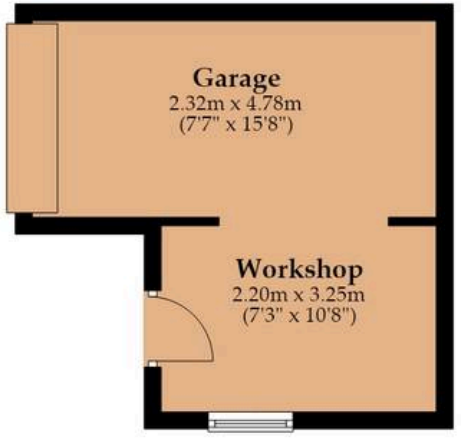
Norwich

Further benefits include a recently installed roof, which comes with a 15 year warranty, alongside the recent redecoration and newly skimmed walls and ceilings. Together, these improvements provide a fresh starting point for the next owners, while the combination of three bedrooms, additional utility and conservatory space, and excellent outside facilities makes this a versatile home with plenty to offer.

M&B

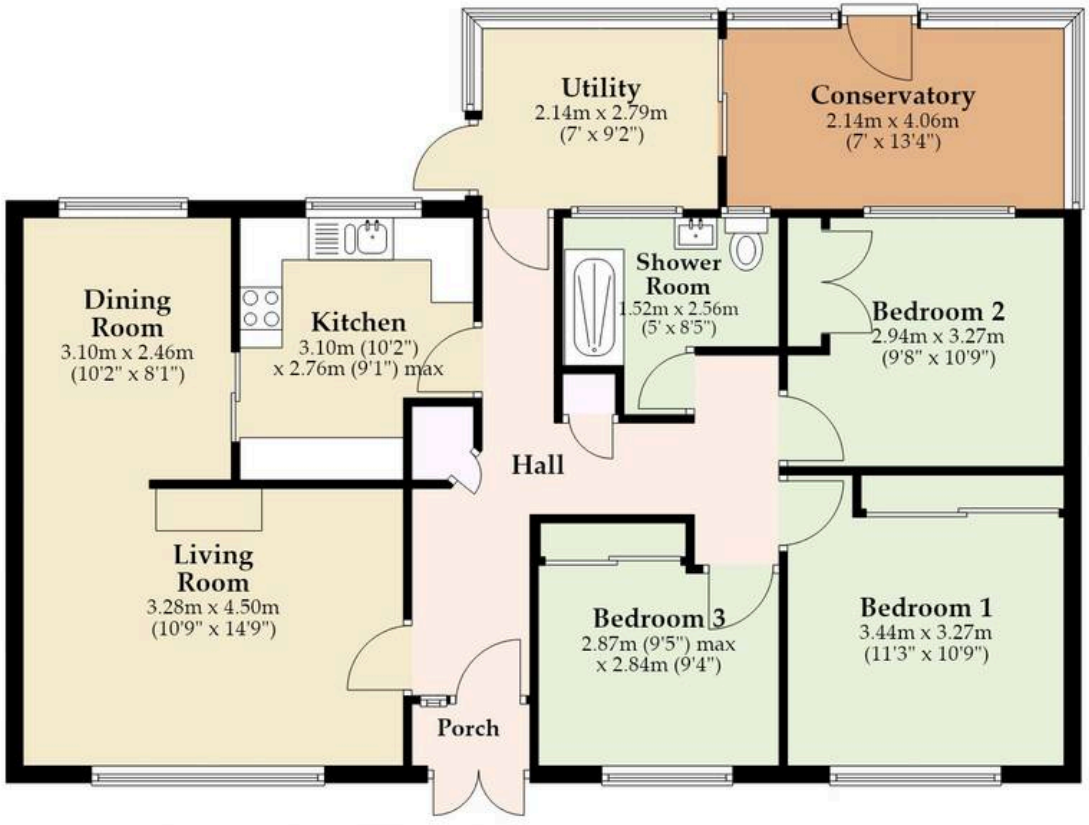
Outbuilding

Approx. 18.5 sq. metres (199.6 sq. feet)



Ground Floor

Approx. 95.2 sq. metres (1024.6 sq. feet)



Total area: approx. 113.7 sq. metres (1224.2 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

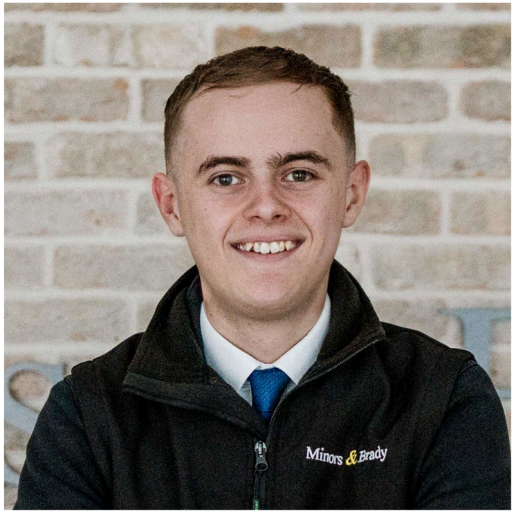
Dreaming of this home?
Let's make it a *reality.*



Meet *Abi*
Branch Partner



Meet *Daryl*
Listings Manager



Meet *Matthew*
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