



63a Low Road
Hellesdon | Norfolk | NR6 5AF

FINE & COUNTRY

BEAUTIFULLY BESPOKE



“A superb family home built by the owners and enjoyed by three generations of the family,
this property stands out from the crowd.

The location is wonderful, with country walks on the doorstep and views over the river,
yet it's also really close to the city centre and offers easy access to shops, schools and more, with excellent transport links.
Tucked away from passersby, you have space and seclusion in abundance,
what better setting to make the most of time with friends and family?”



KEY FEATURES

- An Impressive Detached Family Home with Accommodation over Three Floors, situated on a Sought After Road in Hellesdon near Norwich
- Five Bedrooms and Four Bath/Shower Rooms
- The Principal Bedroom benefits from a Dressing Room and an En-Suite
- Two Reception Rooms and a Study
- Kitchen/Breakfast Room with Separate Utility and Ground Floor WC
- First Floor Balcony overlooking Rear Garden and Balustraded Terrace
- Double Garage and Large Brickweave Drive with Plenty of Parking
- The Accommodation extends 2,641sq.ft
- Energy Rating: C

Designed and built by the owners, this is a true one off and has been a huge success as a family home. There's plenty of space over the three floors, with bright and welcoming rooms offering a comfortable flow. If you love to host guests, have your grandchildren stay or your kids to have friends over and enjoy their own space, this is sure to appeal.

Living The Dream

The owners came across a building plot here around 25 years ago. Having been in property for some time, they were comfortable taking on a self-build of this size and enjoyed the opportunity to create a dream family home. At the time, their youngest son was living at home and this offered them the chance to have room for their adult children and grandchildren – a hub of family life. In the past, they had always moved on after a few years in one house, but this has been their favourite and they've spent 23 very happy years here, which testifies to the property's success as a home for all the generations.

So Much To Enjoy

There are a lot of things that make this property special. The master suite is stunning, with French doors framing views across the balcony to the river. In summer, you can sit up in bed with your morning cuppa, taking it all in. The front of the house gets the morning sun, so when you start work in the front study, you'll be wide awake and bathed in sunshine, while the rear terrace and garden, the kitchen, dining room and sitting room all get the afternoon and evening sun and feel very relaxing. On hot days, the patio to the side is the perfect spot to cool off in the shade.





KEY FEATURES

Space For All

The owners love to host social occasions and have room for both formal and informal dining, seating up to 12 in the dining room and six in the kitchen. With bedrooms over two floors, four of them with an en-suite, you can fill the house and not have to queue for your morning shower. The top floor would be perfect for a teen or adult child, as you could have a sitting room and bedroom suite up there – if you have grandchildren they're sure to love it too. Even the entrance hall and first-floor landing are spacious, with a sofa on the landing where you can sit and read, and seating in the hall. The sitting room is incredibly well proportioned, with a feature fireplace as a focal point, plus French doors opening onto the terrace for warmer days.

The Best Of City And Country

Another benefit of the property is that it's so nicely tucked away. Come down the long driveway and you'll see the house screened by trees, so it's totally private, yet you still have those lovely views and the garden feels nice and open. There's ample parking on the driveway, plus a double garage, and the rear garden is a real suntrap. It's a good size, with room for children to play while you watch from the stone terrace, but it's also very easy to maintain. You feel wonderfully secluded here but when you head back down the drive and into the outside world, you'll find you're surprisingly well connected. This little corner of Hellesdon offers great country walks around the river valley, but it's also only ten minutes from the city centre. You have a choice of supermarkets, including an M&S Food Hall, Asda and Tesco, plus it's quick and easy to get up to the coast or out of the county. All in all, you have a great balance of quiet and convenience here and the owners have found this a real benefit over the years.

























INFORMATION



On The Doorstep

Hellesdon is a popular residential district within easy reach of the city centre and close to the Norwich outer ring road. It is a thriving suburb of Norwich in the district of Broadland and lies approximately 4 miles north west of Norwich and has a number of small shops, a supermarket, six schools (one high school, two junior schools and three infant schools), and Norwich International Airport and a library. There are three pubs, a doctors surgery and a fish restaurant and takeaway.

How Far Is It To?

Within such close proximity to Norwich city centre there is a large array of cultural and leisure facilities nearby, including Chantry Place shopping centre, bars, restaurants, theatres and cinemas. There are a number of good schools in both the state and private sectors as well as the University of East Anglia. Norwich has a main line station to London Liverpool Street with an approximate journey time of 1 hour 50 minutes, also providing commuter trains to Cambridge. There is an international airport to the north side of the city and access to most major trunk roads. From the A11 Newmarket Road, Cambridge lies approximately 60 miles to the south-west and Newmarket 47 miles.

Directions

Proceed out of Norwich on the Drayton Road and continue over the traffic lights at the outer ring road. Go past Asda and at the traffic lights turn left into Hospital Lane and then turn left onto Low Road, whereby number 63a will be found on the right hand side.

Services, District Council and Tenure

Gas Central Heating, Mains Water, Mains Drainage

Broadband Available

Mobile Phone Reception - varies depending on network provider

Please see www.checker.ofcom.org.uk - for Broadband/Mobile availability

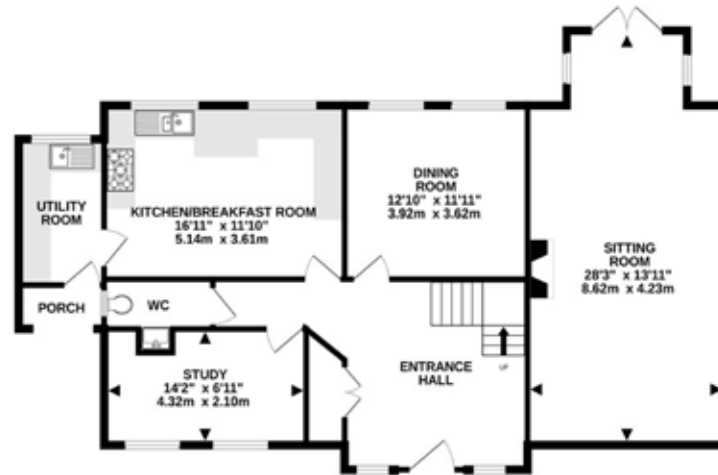
Broadland District Council - Council Tax Band F

Freehold

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GROUND FLOOR
1166 sq.ft. (108.4 sq.m.) approx.

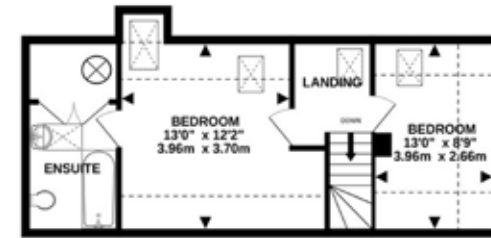


DOUBLE GARAGE
22'0" x 19'4"
6.70m x 5.90m

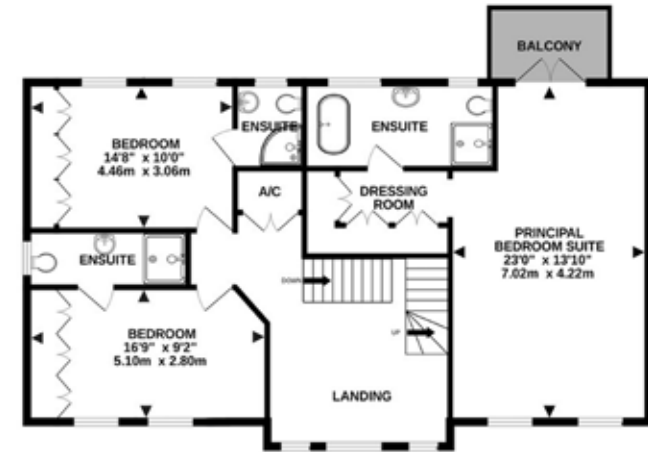
GARAGE
426 sq.ft. (39.5 sq.m.) approx.

FLOOR AREA - HOUSE (EXCLUDING GARAGE) : 2641 sq.ft. (245.5 sq.m.) approx.
TOTAL FLOOR AREA : 3067 sq.ft. (285.0 sq.m.) approx.

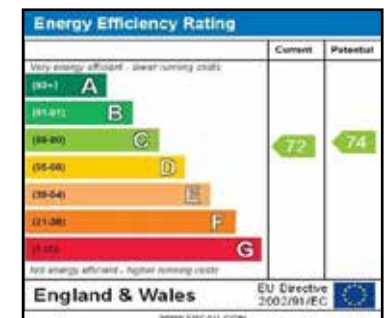
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2ND FLOOR
441 sq.ft. (41.0 sq.m.) approx.



1ST FLOOR
1034 sq.ft. (96.1 sq.m.) approx.



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FINE & COUNTRY

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Fine & Country appreciates the most exclusive properties require a more compelling, sophisticated and intelligent presentation - leading to a common, yet uniquely exercised and successful strategy emphasising the lifestyle qualities of the property.

This unique approach to luxury homes marketing delivers high quality, intelligent and creative concepts for property promotion combined with the latest technology and marketing techniques.

We understand moving home is one of the most important decisions you make; your home is both a financial and emotional investment. With Fine & Country you benefit from the local knowledge, experience, expertise and contacts of a well trained, educated and courteous team of professionals, working to make the sale or purchase of your property as stress free as possible.

THE FINE & COUNTRY
FOUNDATION

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