



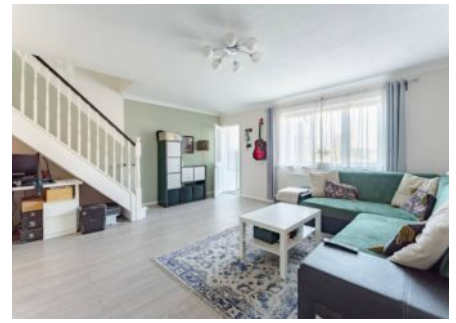
11 Hellesdon Mews Hellesdon Mill Lane, Norwich - NR6 5DA

Offers In Excess Of -£260,000 Freehold

Positioned along the historic and sought-after Hellesdon Mill Lane, this exceptional, elevated three-bedroom mid-terrace home offers modern comfort in a peaceful and well-connected setting. Stylishly presented throughout, it features a newly fitted kitchen/diner, a bright and airy conservatory, and a modern family bathroom, making it an ideal choice for families, first-time buyers, or anyone seeking a well-appointed home in a desirable location. The enclosed rear garden is designed for low-maintenance living, featuring artificial grass and a paved seating area. Off-road parking and a garage with power and lighting, located in a nearby block, add further practicality. Regular bus services offer easy access to Norwich city centre, and the property benefits from proximity to green spaces and riverside walks.

Location

Hellesdon Mews enjoys a quiet location in one of Norwich's most established residential areas, just moments from the River Wensum and the popular walking and cycling route of Marriott's Way. Set along the historic Hellesdon Mill Lane, the area is renowned for its local heritage and peaceful atmosphere, offering views of surrounding woodland and glimpses of the nearby old mill buildings. A wide range of amenities is close at hand, including supermarkets, schools, GP surgeries, and independent shops, making daily life easy and convenient. Regular bus services provide quick connections to the city centre, while the A140, A1270, and Norwich Airport are all easily accessible, offering excellent transport links for those commuting or travelling further afield.



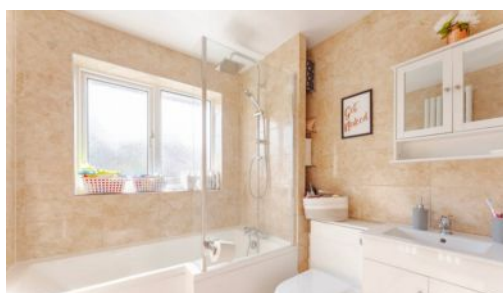
Agents notes

We understand that the property will be sold freehold, connected to all mains services.

Maintenance fee – £15, paid every half-yearly (twice a year)

Heating System- Gas Central Heating

Council Tax Band- B



Hellesdon Mill Lane, Norwich

Step into the welcoming porch, offering a practical space for coats and shoes, before moving through into the generous lounge. Bright and airy, this room provides plenty of space for comfortable seating and is perfect for relaxing, entertaining, or family gatherings, with a large front-facing window allowing natural light to flood in.

From the lounge, continue into the heart of the home — the stylish, newly fitted kitchen/diner. Thoughtfully designed, the kitchen features contemporary white fitted cupboards, generous counter space, a sleek tiled splashback, an integrated stove and oven with an extractor hood over, and plumbing for a washing machine. There's plenty of room for a dining table, making it ideal for family meals or hosting guests.

A door from the kitchen leads directly into the conservatory — a bright extension of the living space, with practical tiled flooring and French doors opening onto the rear garden, offering a seamless flow between indoor and outdoor living.

Upstairs, the landing gives access to a useful storage cupboard and loft space, ideal for additional storage solutions. There are three well-proportioned bedrooms; the master bedroom benefits from built-in wardrobes, providing practical storage while maintaining a clean, uncluttered feel. The second bedroom offers another comfortable space, and the third room is a versatile space, ideal as a child's bedroom, home office, or hobby room to suit a range of needs.

Completing the first floor is the modern family bathroom, fitted with a stylish P-shaped panelled bath with a shower over and fully tiled walls for a smart, low-maintenance finish.

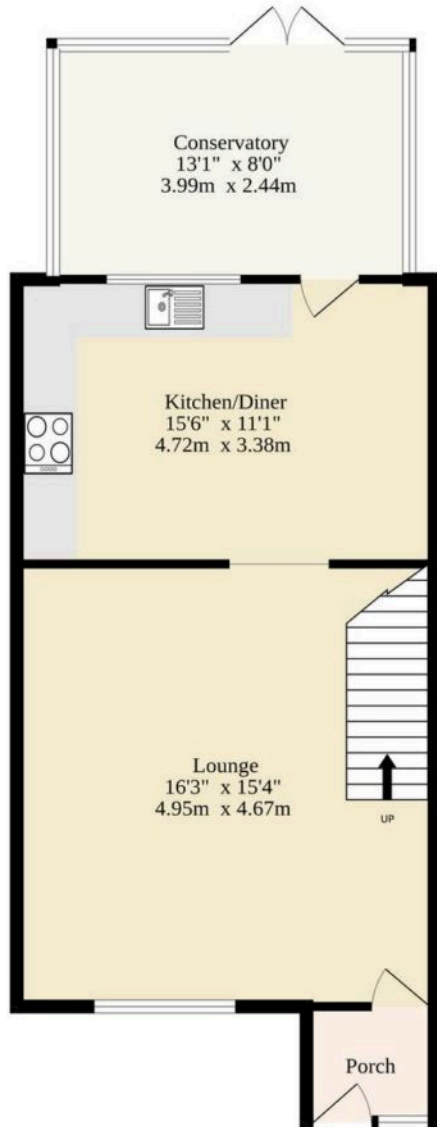
The property also benefits from double glazing throughout, enhancing energy efficiency and comfort.

Outside, the enclosed rear garden has been designed with ease of maintenance in mind, featuring artificial grass and a paved seating area — ideal for outdoor dining, hosting summer gatherings, or simply relaxing in a private, low-maintenance setting.

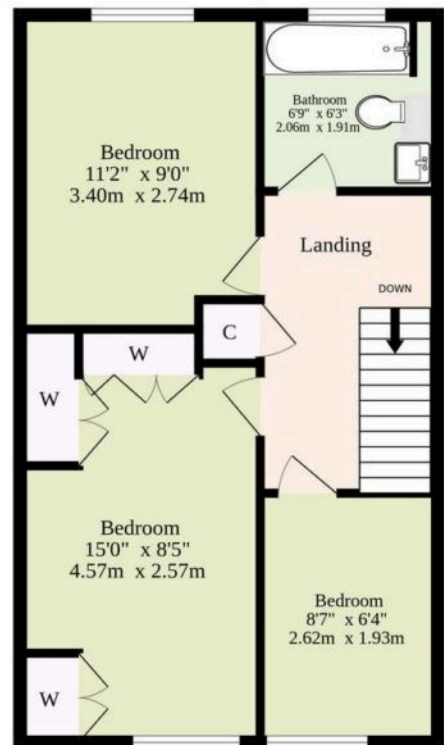
Off-road parking is provided, along with a garage situated in a nearby block, which benefits from power and lighting, offering secure parking or additional storage options.



Ground Floor
559 sq.ft. (51.9 sq.m.) approx.



1st Floor
402 sq.ft. (37.3 sq.m.) approx.



TOTAL FLOOR AREA : 961 sq.ft. (89.3 sq.m.) approx.

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.
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