



Maple Lodge Warren Avenue, Hellesdon

Norwich



Minors & Brady

Maple Lodge Warren Avenue

Norwich, Hellesdon

Beautifully presented and set within a highly sought-after part of Hellesdon, this modern detached chalet offers a perfect combination of style, comfort, and practicality. Designed with contemporary living in mind, it features a spacious lounge with a wood-burning stove, a sleek kitchen and breakfast room with integrated appliances, and three generous bedrooms, including a principal suite with an en-suite shower room. Outside, the enclosed rear garden provides an inviting space for entertaining with a covered BBQ area and wooden workshop, while the front offers ample parking and a garage with an electric roller door. With its elegant finish, versatile layout, and convenient access to nearby shops, schools, and amenities, this home delivers the ideal setting for modern family life.

Location

Warren Avenue is located in the desirable residential area of Hellesdon in Norwich, offering convenient access to a range of local amenities and well regarded schools. The area provides excellent links to Norwich city centre, Norwich International Airport, and the NDR, making it ideal for commuters. Nearby, residents can enjoy parks, shops, supermarkets, and local cafés, while the city's vibrant shopping, dining, and cultural attractions are just a short drive away. Green open spaces such as Catton Park and Waterloo Park are close by, offering peaceful spots for walks and outdoor recreation. The local bus network provides frequent services into the city, ensuring easy travel without the need for a car. For families, the area benefits from a selection of reputable nurseries and secondary schools, all within easy reach. The nearby Sprowston Retail Park and city centre add further convenience with a wide range of stores, restaurants, and leisure options.

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Stepping inside, a bright entrance hall welcomes you with wood-style flooring and neutral décor, giving access to all main rooms. A convenient cloakroom is fitted with a contemporary two-piece suite and vanity storage.

The kitchen and breakfast room offer a modern and functional layout, fitted with shaker-style cabinetry in a soft sage tone and complemented by solid wood-effect work surfaces. Integrated appliances include an oven with stainless steel splashback and extractor, dishwasher, and washing machine, while recessed ceiling spotlights and a breakfast bar create a relaxed, everyday dining space. Dual windows allow natural light to fill the room, adding to the warm and welcoming feel.

Double doors lead through to the spacious lounge, a comfortable and homely space featuring soft carpet underfoot and dual aspect windows that create a light and airy atmosphere. A wood-burning stove set beneath a rustic oak mantel forms the centrepiece of the room, perfect for cosy evenings, while French doors open directly to the rear garden.

Upstairs, the first-floor landing leads to three generous bedrooms, each finished to a high standard. The principal bedroom enjoys a fitted wardrobe and its own en-suite shower room, complete with a modern glass-enclosed shower, pedestal basin, and low-level WC.



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The remaining bedrooms are served by a bright family bathroom featuring a panelled bath with handheld shower attachment, pedestal basin, and WC, all finished with tiled flooring and part-tiled walls.

Outside, the rear garden provides a low-maintenance space ideal for both relaxation and entertaining. An artificial lawn is bordered by timber fencing and complemented by a spacious brick-weave patio. The covered BBQ and seating area offers a sheltered setting for outdoor dining, while a large wooden workshop adds valuable storage or hobby space. To the front, a brick-weave and shingle driveway provides ample parking and leads to the attached garage fitted with an electric roller door and rear access.

Perfectly positioned within easy reach of Hellesdon's well-regarded schools, local shops, and everyday amenities, this stylish modern home offers comfort, convenience, and contemporary living in one of Norwich's most sought-after locations.

Agents notes

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

Heating system- Gas Central Heating

Council Tax Band- D

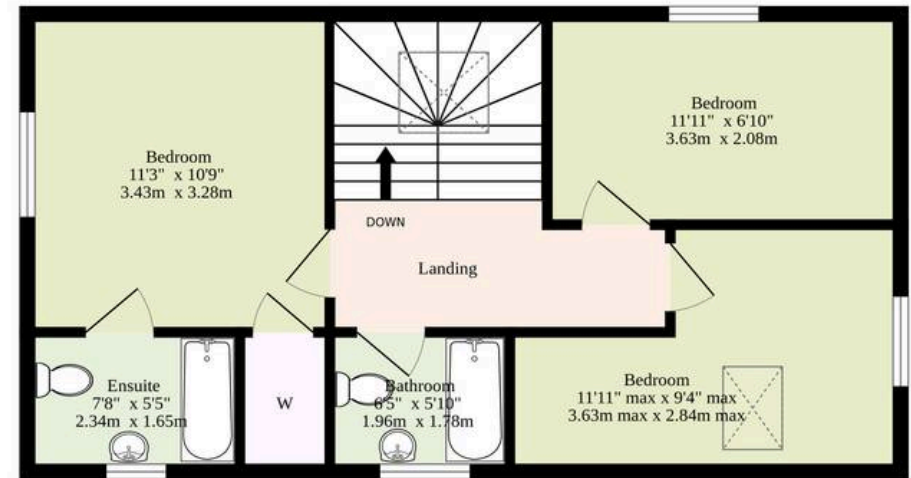


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Ground Floor
665 sq.ft. (61.8 sq.m.) approx.



1st Floor
451 sq.ft. (41.9 sq.m.) approx.



TOTAL FLOOR AREA : 1116 sq.ft. (103.7 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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Dreaming of this home?

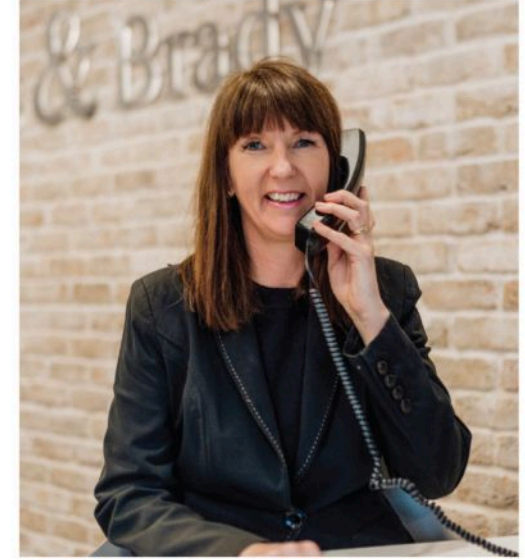
Let's make it a *reality*



Meet *Abi*
Branch Partner



Meet *Karol*
Property Valuer



Meet *Claire*
Aftersales Team Leader

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