

120 Woodland Road, Hellesdon

Minors & Brady

120 Woodland Road

Hellesdon, Norwich

Recently modernised and occupying an enviable corner-plot position within a quiet cul-de-sac, this bright and well-balanced three-bedroom home is ready to move straight into. Thoughtfully improved, the property benefits from a full re-wire alongside a newly fitted kitchen and contemporary bathroom. The accommodation is arranged to provide separate living and dining spaces, offering flexibility for both everyday family life and entertaining. Generous windows throughout help create a naturally light atmosphere, enhancing the sense of space across both floors. A practical utility room adds valuable functionality, while the detached garage provides useful storage or workshop potential. Combined with its tucked-away residential setting and attractive plot, this is a home that successfully blends modern updates with everyday convenience.

- Three-bedroom family home occupying a desirable cul-de-sac position
- Stylishly updated kitchen designed for everyday convenience, offering dedicated workspace, fitted storage and direct access to the adjoining utility room
- Spacious dining room for family meals and entertaining, providing clear separation from the main living accommodation and excellent flexibility for modern lifestyles
- Utility room serving as a practical area for laundry facilities, household appliances and day-to-day organisation
- Two first-floor bedrooms offer comfortable accommodation with space for a range of furniture layouts, making them well suited to couples, families or visiting guests
- Versatile third bedroom that can easily adapt to changing requirements, whether used as a nursery, study, dressing room, hobby room or occasional guest bedroom

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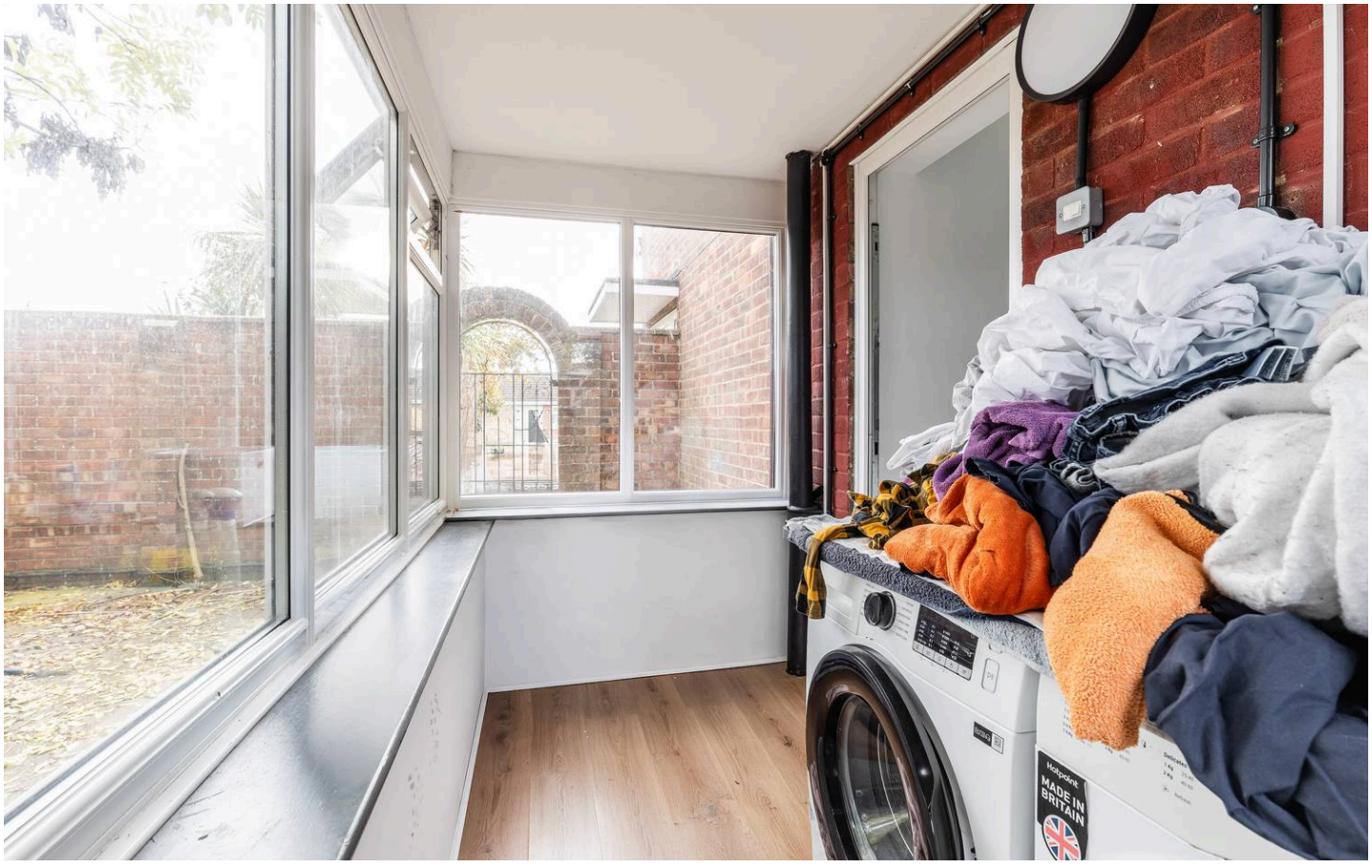
- Refurbished family bathroom equipped with a bath, wash hand basin and WC
- Benefiting from recent upgrading works including a full re-wire, helping provide additional peace of mind for future owners
- A separate garage provides secure storage, workshop possibilities or sheltered parking, supplementing the main accommodation
- Situated within a quiet residential close, offering reduced passing traffic and a more secluded environment

The Location

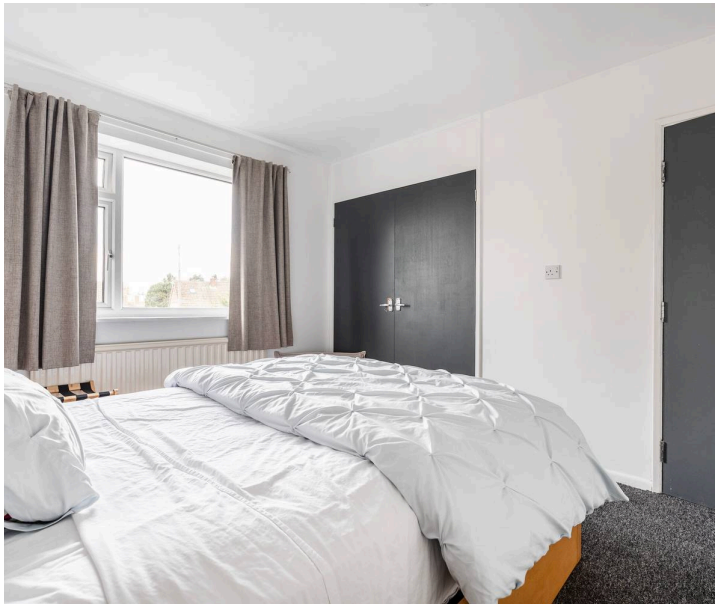
Situated within the established suburb of Hellesdon, Woodland Road benefits from a location that balances everyday convenience with easy access to the city and surrounding countryside. The area is popular with families, professionals, retirees and commuters thanks to its range of local services and practical transport connections. Residents have access to supermarkets, independent shops, cafés, takeaways, healthcare facilities, leisure amenities and local retail provision, while larger shopping and employment opportunities can be found within nearby Norwich.

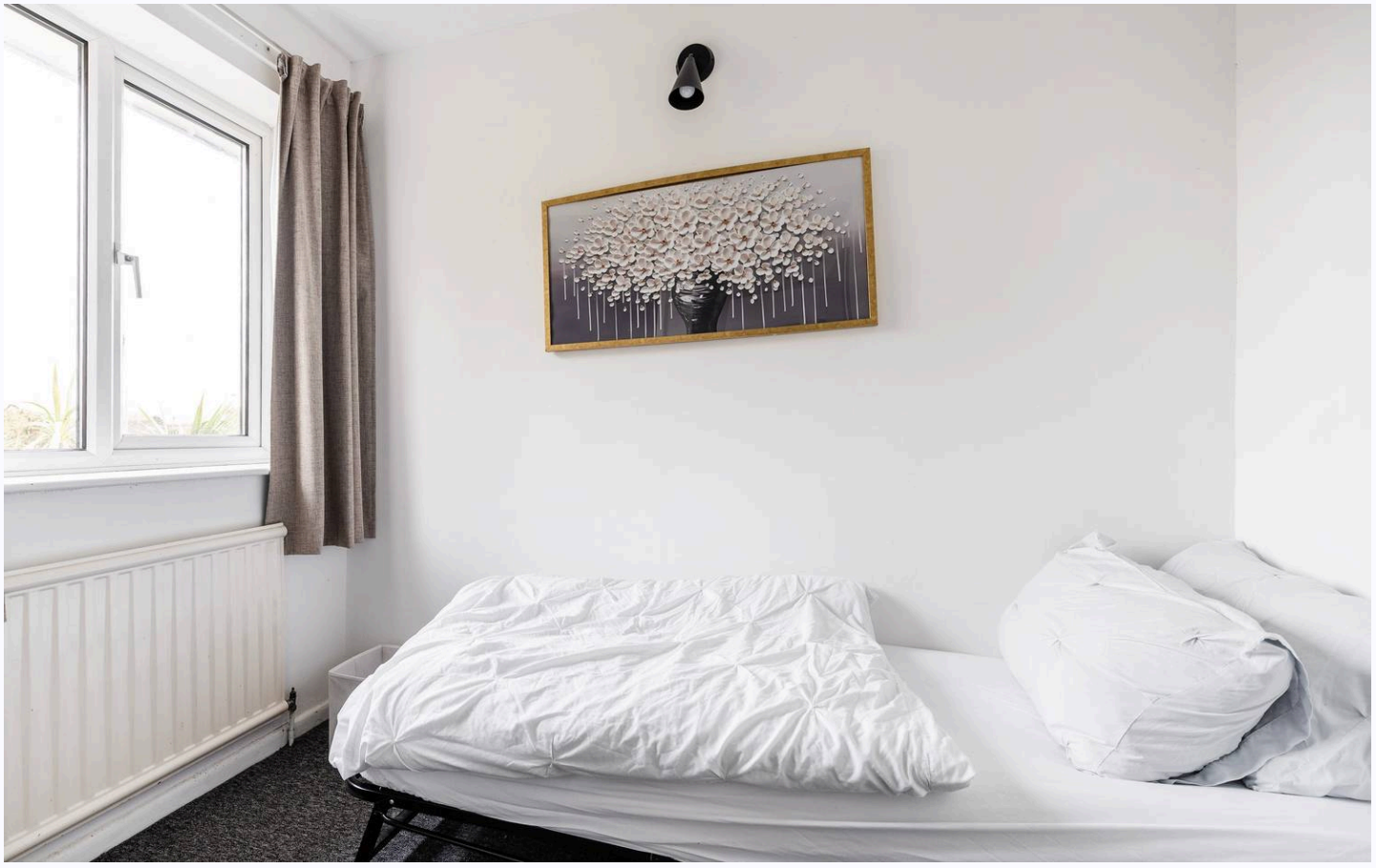
A choice of schooling is available in and around Hellesdon, with further education and university facilities accessible across the city. Regular bus services connect the area with Norwich city centre, while the A140, Broadland Northway and wider road network provide convenient routes across the county and beyond. Norwich Railway Station offers rail services to destinations including London, and Norwich Airport is located a short distance away.

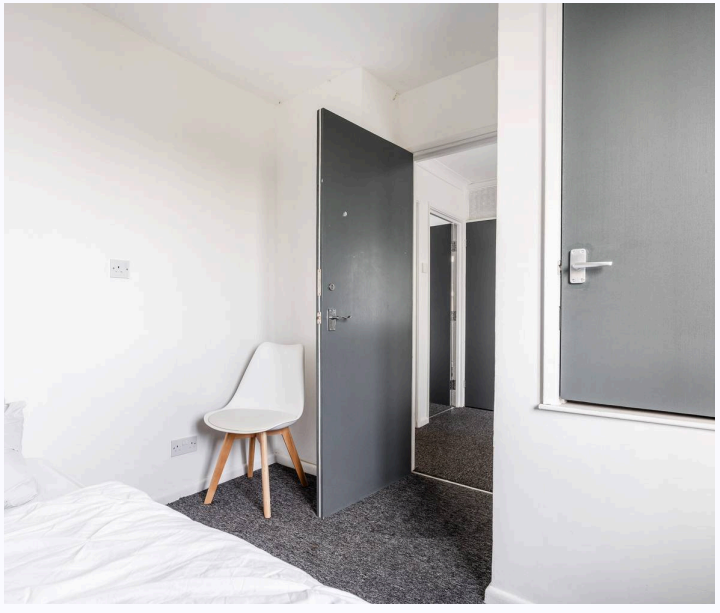
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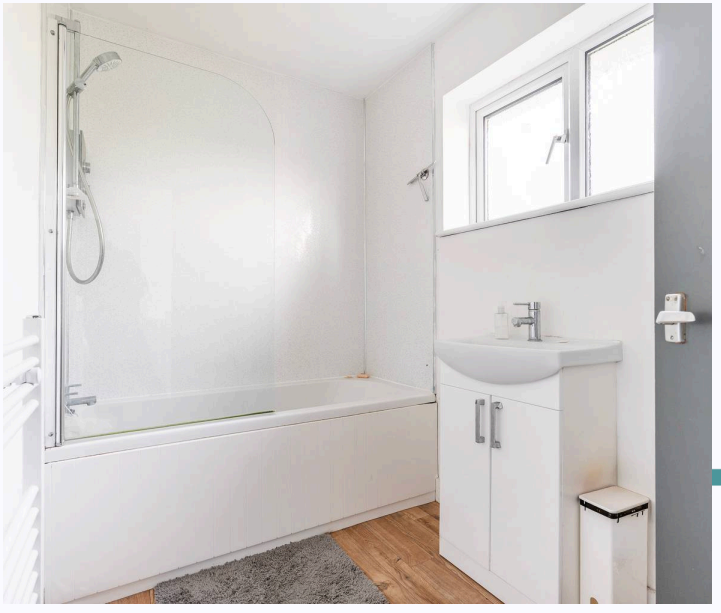












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For leisure time, residents can enjoy local parks, riverside walks and access to the wider Norfolk Broads, while the city's cultural attractions, restaurants and historic landmarks are within easy reach. The combination of established residential surroundings, useful local amenities and strong connectivity makes this part of Hellesdon a practical and well-rounded place to live.

Woodland Road, Hellesdon

The entrance hall provides a welcoming introduction to the property and gives access to the principal ground-floor rooms, with stairs rising to the first floor. Positioned to the front of the home, the lounge is a comfortable reception space with a well-lit feel thanks to its generous window arrangement. Adjacent to this, the dining room offers an ideal setting for family meals, entertaining guests, or everyday use, creating clearly defined living and dining areas.

The kitchen has been recently updated and is arranged to maximise practicality, providing fitted storage and preparation space for day-to-day living. Beyond the kitchen, the utility room adds valuable additional space for laundry and household appliances while also offering convenient access to the outside.

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The first-floor landing leads to three bedrooms and the family bathroom. The principal bedroom is a generous double room, while the second bedroom provides further comfortable accommodation and flexibility for family living. The third bedroom is ideal as a child's room, guest room, nursery, or home office depending on requirements. Completing the accommodation is the recently updated bathroom, fitted to serve the household with a fresh and modern feel.

Outside, the property's corner-plot setting creates attractive outdoor space with excellent potential for enjoyment and landscaping. A detached garage provides useful storage, workshop potential, or secure parking, while the cul-de-sac location contributes to the home's quieter residential setting.

Agent's Note

This property will be sold freehold, and is connected to mains water, electricity, gas and drainage.

This property has gas central heating.

Council Tax Band: C

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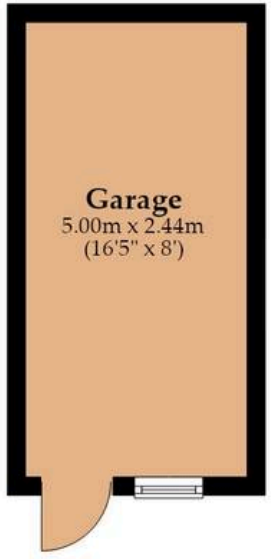






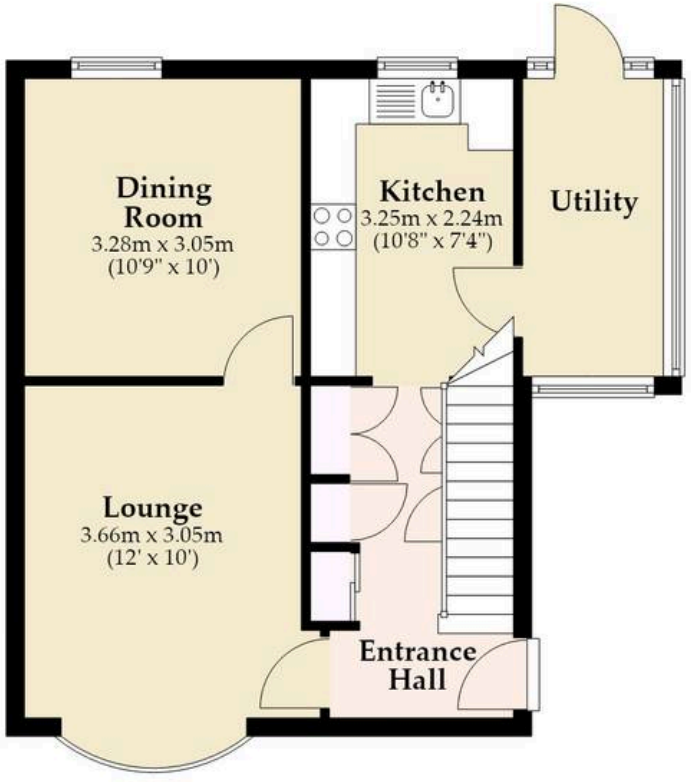
Outbuilding

Approx. 12.2 sq. metres (131.3 sq. feet)



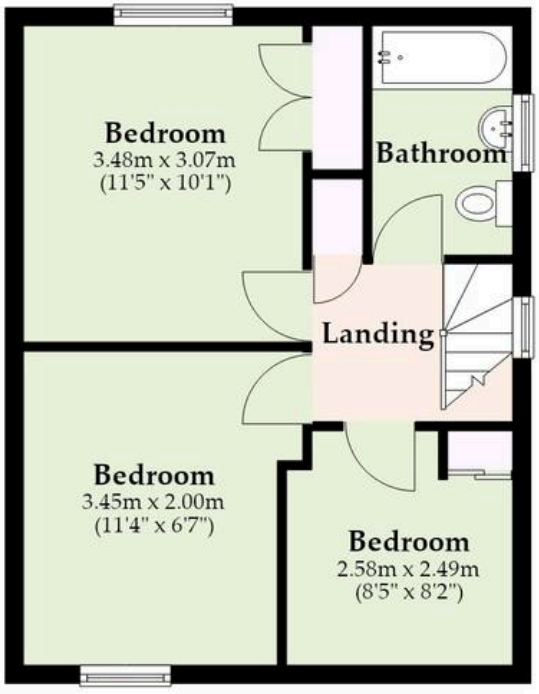
Ground Floor

Approx. 47.9 sq. metres (515.3 sq. feet)



First Floor

Approx. 37.1 sq. metres (399.9 sq. feet)



Total area: approx. 97.2 sq. metres (1046.5 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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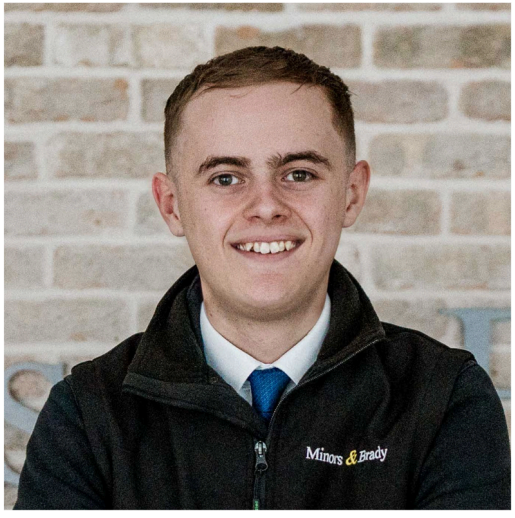
Dreaming of this home?
Let's make it a *reality.*



Meet *Abi*
Branch Partner



Meet *Daryl*
Listings Manager



Meet *Matthew*
Senior Property Consultant

Minors & Brady

Your home, our market

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