



## 9 Hellesdon Mews Hellesdon Mill Lane, Norwich

In Excess of £265,000

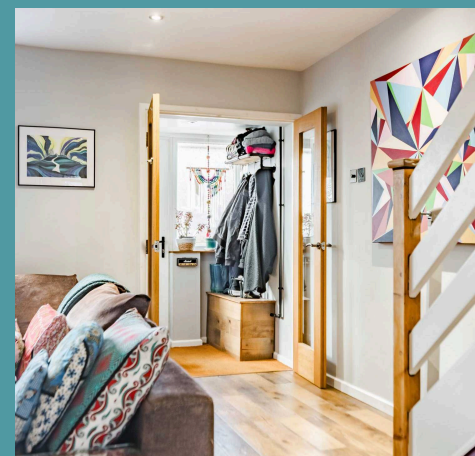
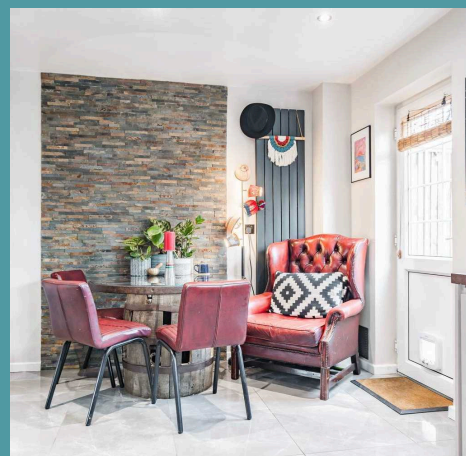
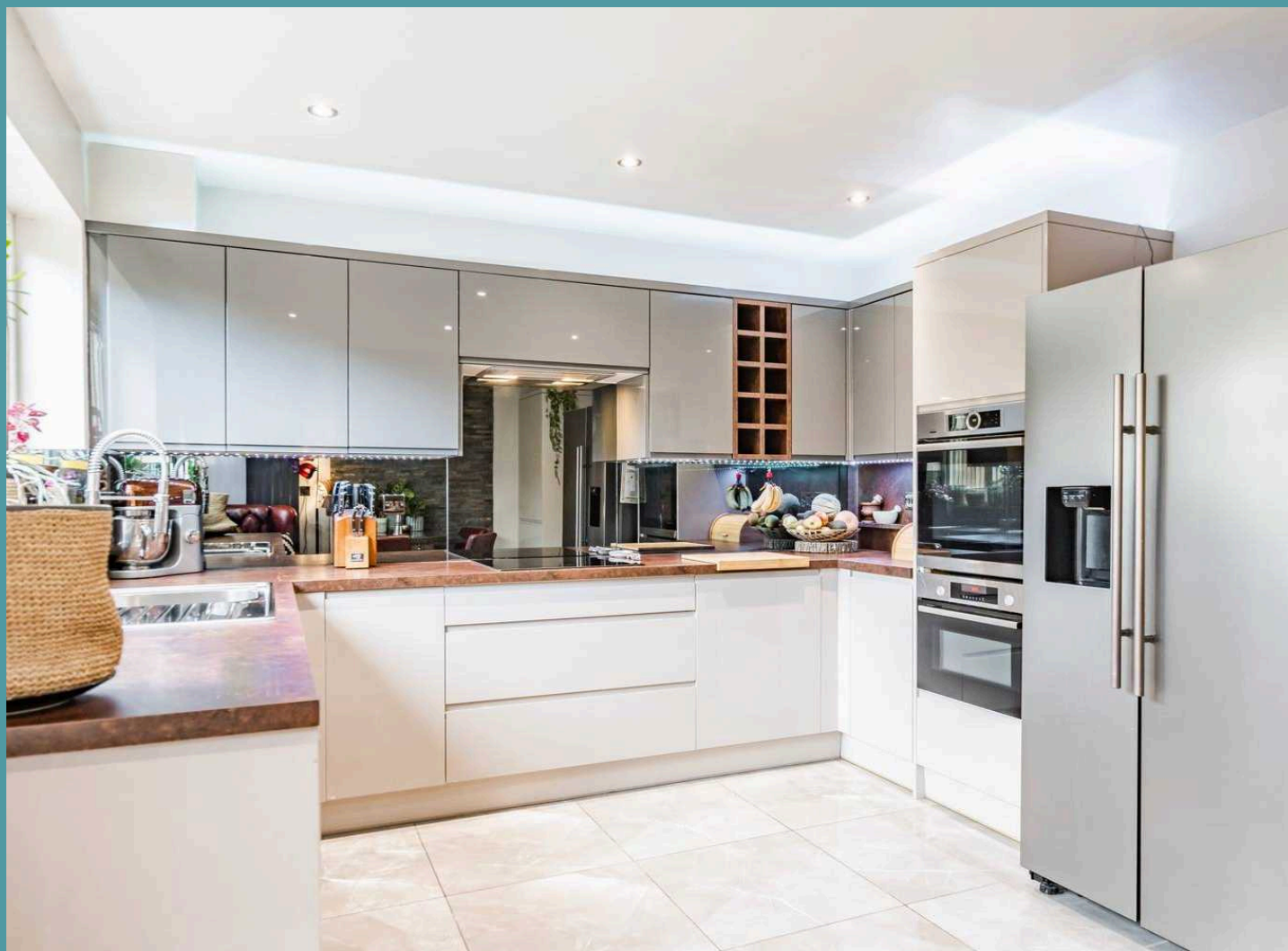
# 9 Hellesdon Mews Hellesdon Mill Lane

Norwich

An excellent chance to acquire a 3-bedroom mid-terraced home, located just a short distance from the river and with easy access to the city. This modern property boasts a spacious sitting room with stylish French doors leading into a porch and a sleek kitchen featuring integrated appliances, a wine rack and a dining area that opens to the rear garden. Upstairs, there are three well-sized bedrooms, one of which is perfect for use as a home office, along with a luxurious bathroom offering a freestanding bath. The property also benefits from a low-maintenance two-tiered garden, a detached garage, two parking spaces, and a new boiler, all set in a desirable location.

## The Location

This property is ideally located in the popular area of Hellesdon, just 3 miles from the vibrant city centre of Norwich, offering the perfect balance and easy access to city amenities. The beautiful River Wensum is just a short stroll away, providing picturesque views and walking routes. Hellesdon is well-served by local amenities, with a variety of shops, supermarkets, and cafes nearby for everyday convenience. Families will appreciate the proximity to well-regarded schools, including Hellesdon High School and Six Form, ensuring excellent educational options for all ages. Transport links are also strong, with regular bus services and easy access to the A140, connecting you to the wider region.





## 9 Hellesdon Mews Hellesdon Mill Lane

Norwich

### Hellesdon Mill Lane

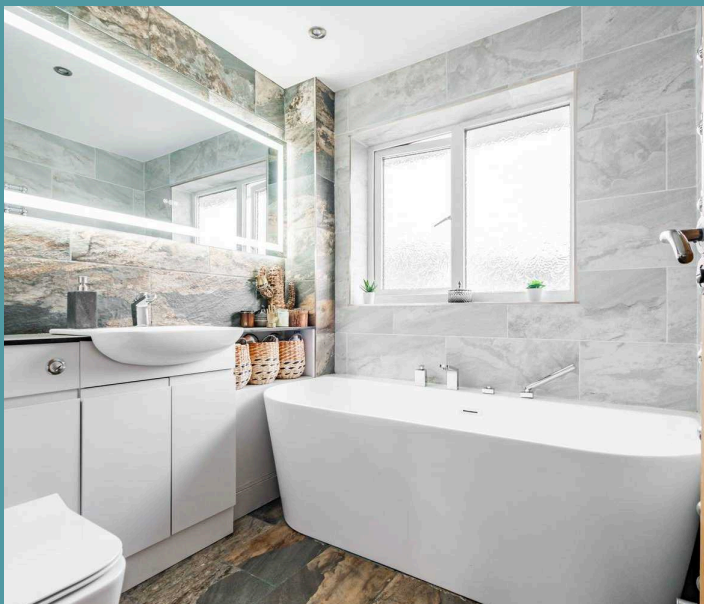
Welcome to this beautifully presented 3-bedroom mid-terraced home, perfectly located near the river in a sought-after area. The property boasts a charming porch with stylish French doors that blend wood and glass, leading into a spacious sitting room, ideal for entertaining.

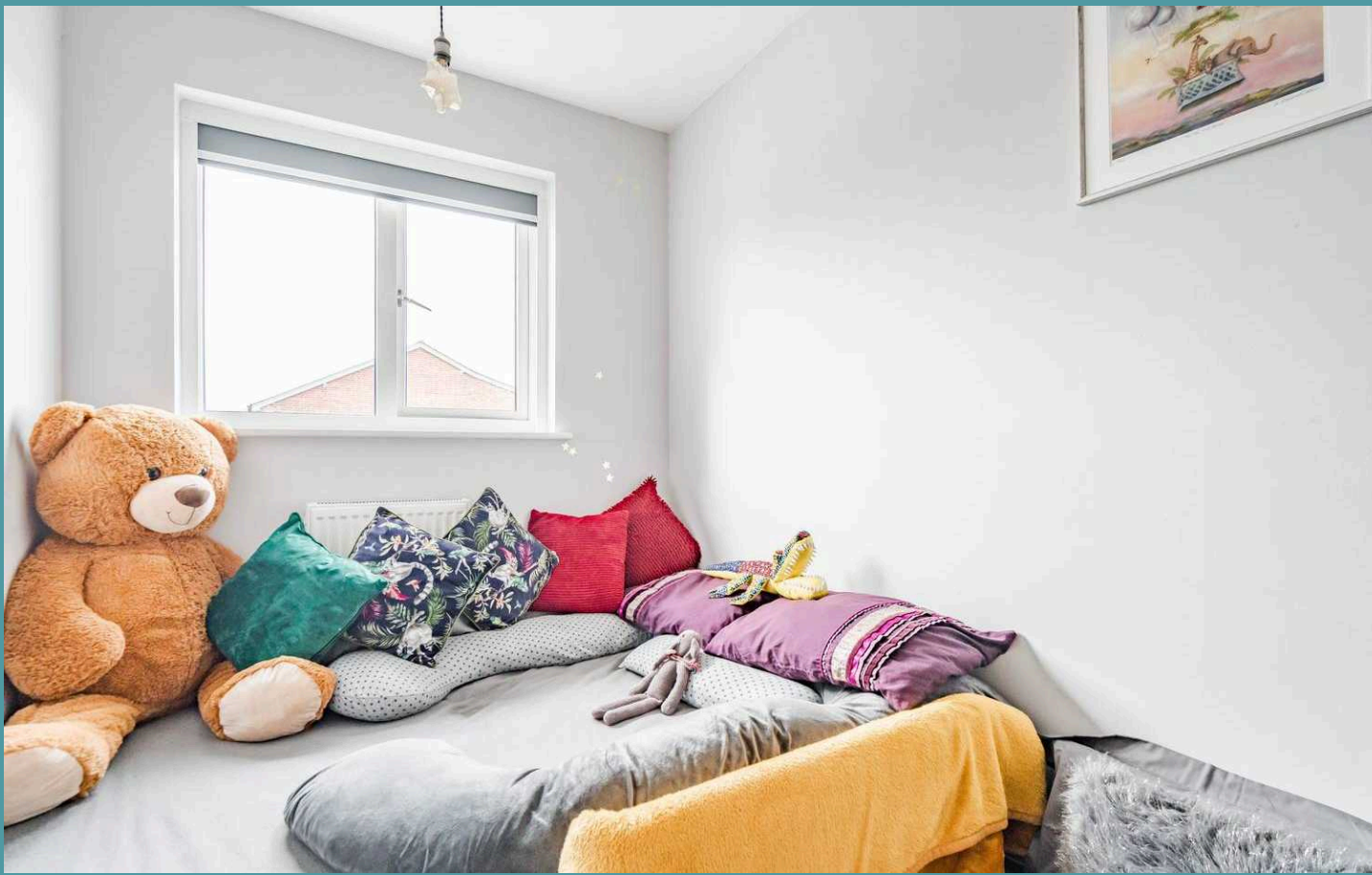
The room is flooded with natural light and features fitted cabinetry, available for separate negotiation.

The modern kitchen offers sleek gloss finishes, integrated appliances and a wine rack, along with a dedicated dining area that opens onto the rear garden via single door, making it the perfect space for family meals or social gatherings.

Upstairs, the property offers three excellent-sized bedrooms, all filled with natural light and flexible for various uses. One of the bedrooms is an ideal space for a home office, with superfast broadband available for those working remotely.

The luxury bathroom is a real standout, featuring a freestanding bath, elegant sanitaryware and plenty of space for self-care products, ensuring a tidy and relaxing setting.





## 9 Hellesdon Mews Hellesdon Mill Lane

Norwich

The property continues to impress with its two-tiered, low-maintenance garden, complete with a wooden pergola and seating area, offering a peaceful outdoor space perfect for unwinding.

Additionally, there is ample storage and a detached garage, along with two car parking spaces. Recently updated with a new boiler, this home is move-in ready and offers everything you need, from a stylish interior to a prime location.

### Agents Note

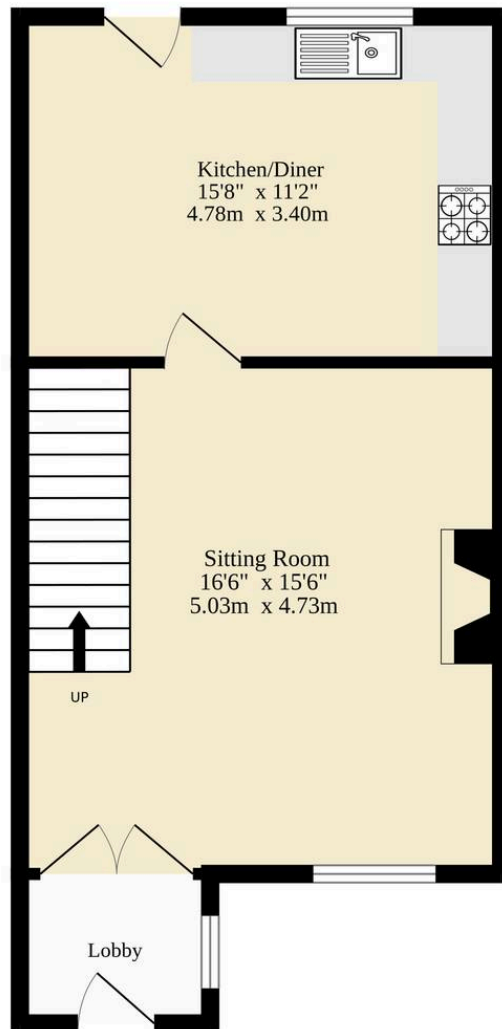
Sold Freehold.

Maintenance: £15 per quarter

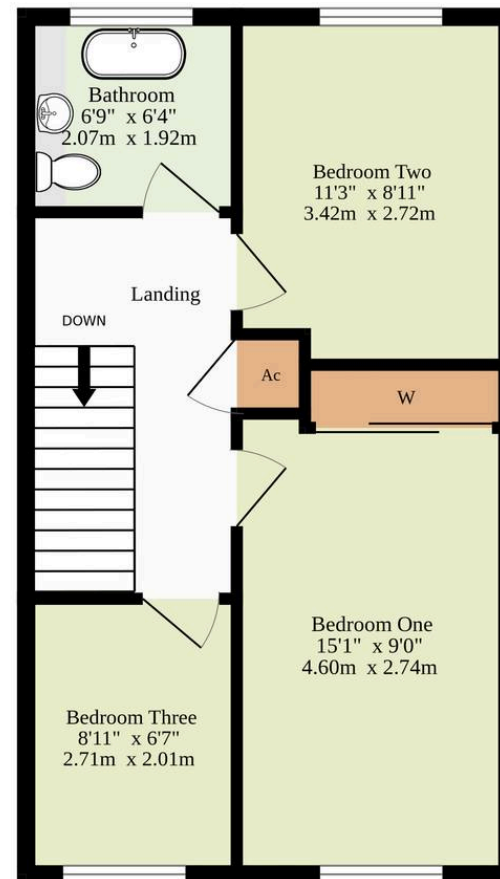
Connected to all mains services.



Ground Floor  
459 sq.ft. (42.6 sq.m.) approx.



1st Floor  
429 sq.ft. (39.9 sq.m.) approx.



TOTAL FLOOR AREA : 888 sq.ft. (82.5 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.  
Made with Metropix ©2024