



121 Reepham Road

Hellesdon, Norwich, NR6 5LU

Asking Price £279,950



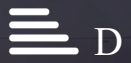
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Discover this charming and beautifully modernised two double bedroom home (originally three beds) perfectly situated on the ever-popular Reepham Road, Norwich. Offering a wonderful blend of character and contemporary style, the property features a welcoming lounge, a stunning soft-green shaker-style kitchen opening to a sun-lit garden room, and a luxurious walk-in shower room upstairs. The substantial, private, south-westerly facing rear garden is a standout feature, complemented by ample off-road parking, a detached garage, and excellent potential for future extension (STPP). Located close to well-regarded schools, local amenities, and offering excellent transport links to the A47 and Norwich city centre, early viewing is highly recommended.

- Two Generous Double Bedrooms (Formerly Three)
- Large Contemporary Bathroom With Walk-in Shower (Formerly Bedroom Three)
- Recently Fitted Kitchen
- Rear Garden Room/Dining Room
- Offered With No Onward Chain
- Delightful South Westerly Facing Rear Garden
- Set Back From The Road With Ample Parking and Garage
- Separate Utility Room and Ground-Floor Wc (Formerly Bathroom)
- Double Glazed Windows and Gas Central Heating



**A Charming and Beautifully Modernised Two Double Bedroom Home with an Impressive Rear Garden – Reepham Road, Norwich**

This delightful and thoughtfully updated home (formerly three bedrooms) offers a wonderful blend of character, comfort, and contemporary style. Perfectly positioned on the ever-popular Reepham Road, it provides generous living space and an outstanding rear garden that truly sets it apart.

As you step into the welcoming porch and hallway, you are immediately greeted by a sense of warmth and space. The main reception room is beautifully proportioned, featuring soft neutral décor, quality carpeting, wall lighting, and a charming recessed alcove that adds a touch of traditional character. The lounge flows effortlessly into the hallway, creating a light and open feel throughout the ground floor.

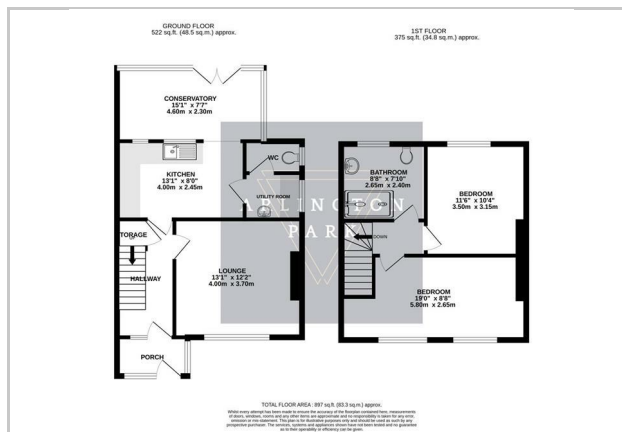
The modern kitchen is a real highlight — fitted with elegant soft-green shaker-style units and complementary wood-effect worktops, offering both practicality and style. The kitchen opens seamlessly into the garden room or dining area, which is bathed in natural light and provides the perfect setting for relaxing or entertaining. UPVC French doors lead directly onto the garden, extending the living space outdoors. Completing the ground floor is a useful utility room and a separate WC, which was formerly the main bathroom, providing the option to revert the property back to three bedrooms if desired.

Upstairs, you'll find two generous double bedrooms, both offering peaceful and comfortable retreats with pleasant outlooks. The first floor is completed by a superbly appointed contemporary bathroom (formerly bedroom three), featuring a large walk-in glass shower enclosure, modern vanity storage, and a chrome heated towel rail.

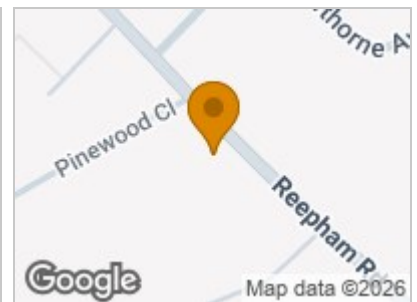
One of the property's most impressive features is the extensive, beautifully maintained, south-westerly facing rear garden. This substantial and private outdoor space offers a real sanctuary, with a well-tended lawn, mature trees, and established planting. There are also paved patio areas for outdoor dining, a garden shed, and further outbuildings providing excellent storage. The long, shingle driveway offers ample off-road parking and leads to a detached garage/storage unit. Many neighbouring properties have successfully extended, so this home also offers fantastic potential to further develop (subject to the usual planning permissions).

Reepham Road is a well-established residential location known for its excellent local amenities. Residents enjoy a great selection of nearby shops, well-regarded schools, and a friendly local pub, all contributing to a strong sense of community. The area is well connected by main road links and public transport, with easy access to the A47 and the Norwich Northern Distributor Road (NDR). Norwich city centre, with its wealth of shops, restaurants, and cultural attractions, is only a short drive away, and Norwich International Airport is also within easy reach.

This is a truly charming home offering style, space, and a superb garden — ideal for those seeking a well-balanced lifestyle close to the city. Early viewing is highly recommended to fully appreciate all that this wonderful property has to offer.



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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		62	
EU Directive 2002/91/EC			

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