



## 7 Lilburne Avenue, Norwich

£230,000 Freehold

Guide Price: £230,000-£250,000. This semi-detached home offers a fantastic opportunity with its well-presented interior and flexible living spaces. A bright lounge with an attractive fireplace flows into an open-plan dining area, leading to a conservatory that enjoys garden views. The kitchen is equipped with units, roll-top work surfaces, and ample space for appliances. Two generously sized bedrooms with built-in storage are complemented by a wet room and a separate W/C for added convenience. Situated on a generous plot, the property boasts low-maintenance gardens, off-street parking for multiple vehicles, and a private rear garden with a paved patio and secure fencing.



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**The Location**

Located in the sought-after NR3 area of Norwich, Lilburne Avenue benefits from a convenient location with easy access to the city centre, just under 2 miles away. The area is well-served by a variety of local amenities, including shops and supermarkets for all your daily needs.

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For families, there are several excellent schools nearby, such as the highly regarded Norwich School, a prestigious independent school, and the well-respected Catton Grove Primary, both offering good academic reputations. Public transport links are plentiful, ensuring easy connections to the wider city and surrounding areas. Outdoor lovers will appreciate the close proximity to Mousehold Heath, a large area of natural woodland, as well as other local parks, offering plenty of space for recreation and relaxation.

### **Lilburne Avenue**

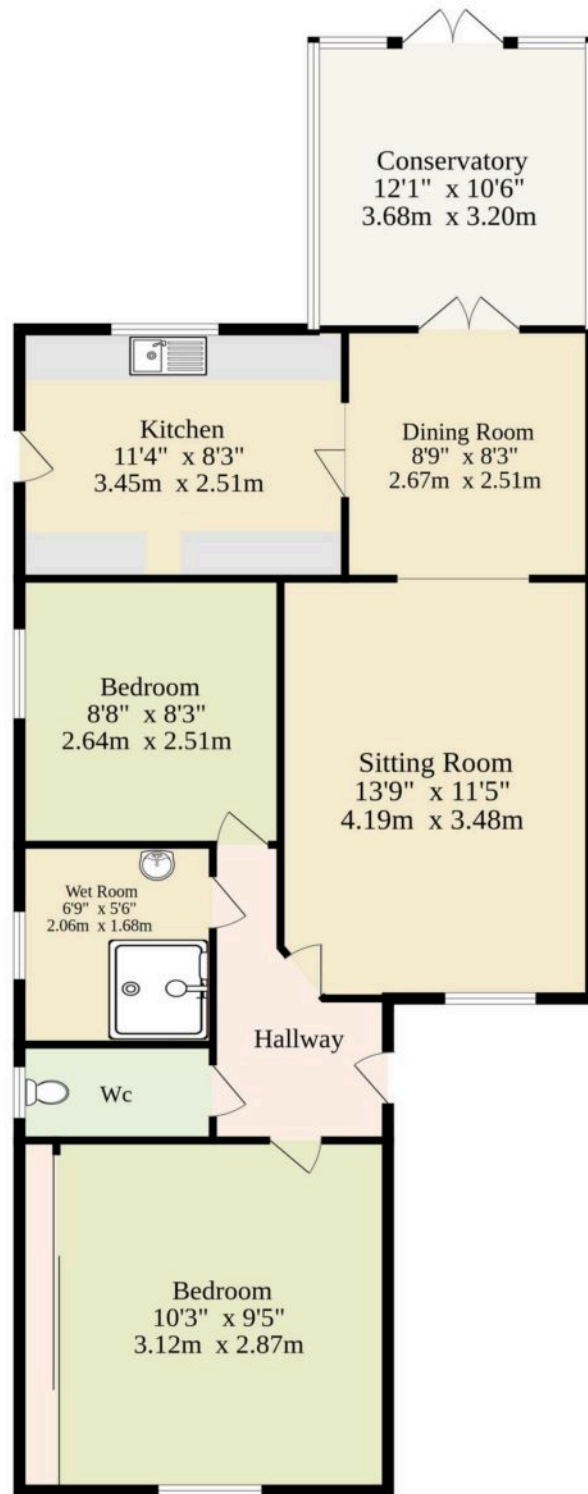
This semi-detached residence offers a superb opportunity in a highly convenient city location, just off Catton Grove Road. With easy access to a range of local amenities, including shops, restaurants, and regular bus routes to the city centre, this property is perfect for those seeking both comfort and convenience. The well-presented interior boasts a spacious lounge, featuring an attractive fireplace as a focal point, which seamlessly flows into an open-plan dining room.

Beyond, an impressive conservatory, constructed with UPVC and brick, enjoys delightful views over the garden, offering an ideal space for relaxation or entertaining. The kitchen has been refitted with a selection of base and eye-level units, complete with roll-top work surfaces and matching splashbacks. Practicality is enhanced with ample space for appliances, including a cooker, fridge, freezer, and washing machine.

The property further benefits from two generously sized bedrooms, offering built-in storage solutions, alongside a wet



Ground Floor  
769 sq.ft. (71.4 sq.m.) approx.



TOTAL FLOOR AREA : 769 sq.ft. (71.4 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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