11 Lakenfields

Norwich, NR1 2HB

BROWN & Co

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Tucked away within a quiet cul-de-sac, no. 11 Lakenfields is a three-bedroom semi-detached home offering well-proportioned accommodation, a pleasant enclosed rear garden, driveway parking and a separate garage en-bloc nearby. The property offers an excellent opportunity for a new owner to modernise and personalise the accommodation to their own taste, providing a great blank canvas with plenty of potential. Further benefits include a kitchen/dining room, ground-floor WC, gas-fired central heating and UPVC double glazing.

GUIDE PRICE £250,000 - £260,000

DESCRIPTION

The property is entered via an entrance hall, with stairs rising to the first floor and access to the principal ground-floor accommodation.

The lounge provides a comfortable main reception room, offering a good space for everyday living.

The kitchen/dining room provides space for both cooking and dining and benefits from useful pantry cupboards offering additional storage. From here there is access to a spacious ground-floor WC, while doors provide access to both the side of the property and directly onto the rear garden.

On the first floor, the landing provides access to three bedrooms and the family bathroom, creating a practical arrangement well suited to a couple, family or those looking for additional space for guests or working from home.

The property benefits from gas-fired central heating via a combination boiler together with UPVC double glazing.

Whilst the accommodation would benefit from updating, the property offers an excellent opportunity for a new owner to modernise and personalise the home to suit their own tastes and requirements.

Outside, the enclosed rear garden is a particularly appealing feature, with established boundaries and a good degree of privacy towards the rear, creating a pleasant outdoor space with plenty of scope for gardening, entertaining or relaxing.

There is also useful side access to the property, together with the benefit of driveway parking. In addition, a separate garage en-bloc is situated nearby, providing useful further parking or storage.

With its tucked-away cul-de-sac position, garden, driveway and potential for improvement, 11 Lakenfields represents an appealing opportunity for buyers looking for a three-bedroom home they can update and make their own.

SERVICES

Mains electricity, gas, water and drainage are understood to be connected. The property benefits from gas-fired central heating via a combination boiler.

COUNCIL TAX

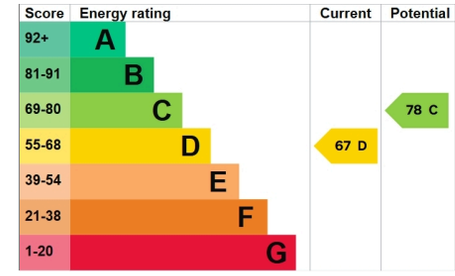
B

AGENT NOTES

(1) The photographs shown in this brochure have been taken with a camera using a wide angle lens and therefore interested parties are advised to check the room measurements prior to arranging a viewing.
(2) Intending buyers will be asked to produce original Identity Documentation.

VIEWINGS

Strictly by prior appointment through the selling agents' Norwich Office. Tel: 01603 629871.



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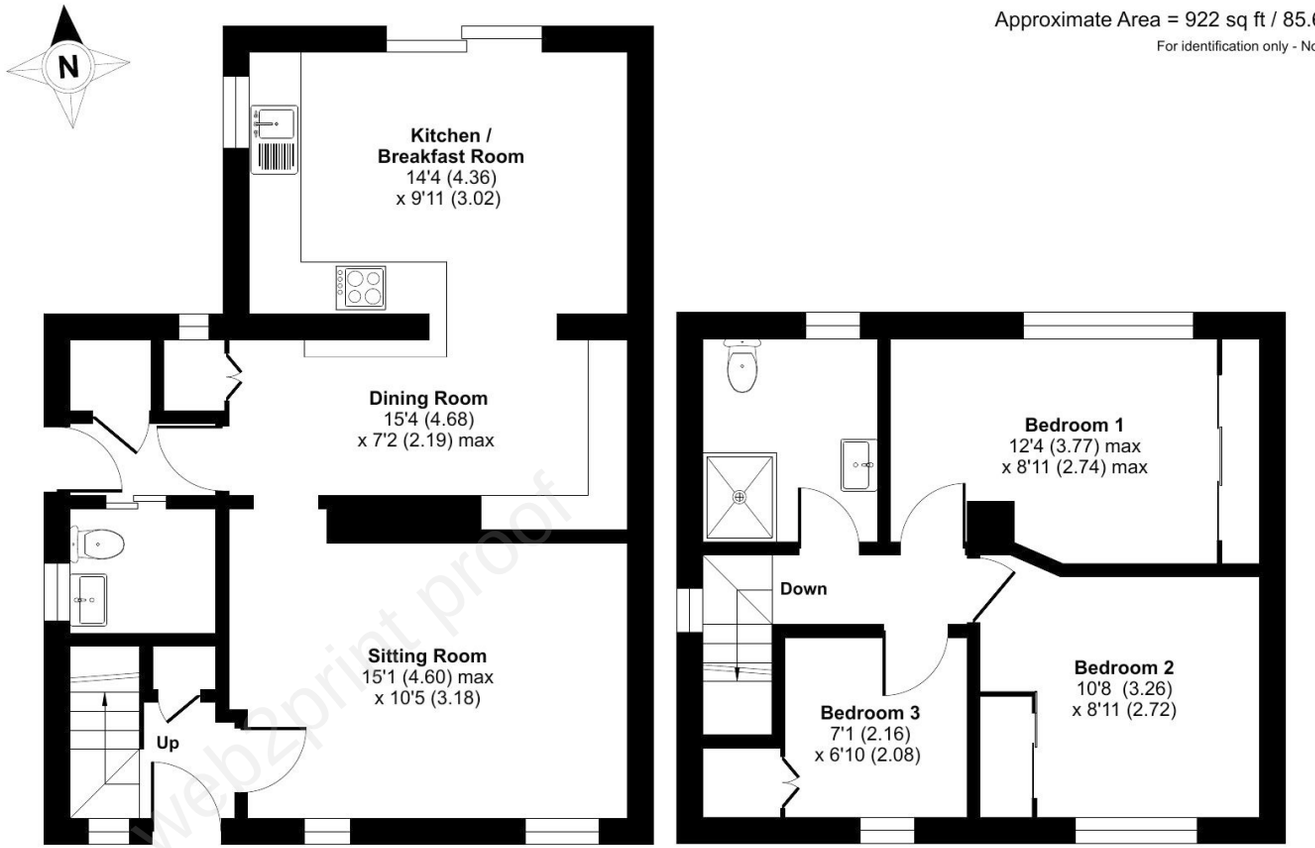
Approximate Area = 922 sq ft / 85.6 sq m

For identification only - Not to scale



web2print proof

Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). ©nichecom 2026. Produced for Brown & Co. REF: 1523750

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