



1a Lime Tree Road  
Norwich, Norfolk, NR2 2NF

**BROWN & CO**



## 1a Lime Tree Road, Norwich, Norfolk, NR2 2NF

An attractive and well-presented three-bedroom townhouse, arranged over three floors, together with a detached self-contained annexe, whilst being set within an incredibly sought-after location in Norwich.

£850,000



### DESCRIPTION

No.1a Lime Tree Road is a striking and most attractive three-bedroom townhouse, arranged over three floors, together with a detached self-contained annexe and set within a highly sought after district of Norwich. The property offers a great deal of flexibility and any buyer will benefit from not only the superb location, but the practical, low maintenance garden area and the amount of parking the property enjoys.

The property offers well-balanced accommodation extending across three floors, and is approached via a front garden into the main entrance hall, which provides access to a shower room, the principal bedroom and the sitting room. The sitting room is a pleasant space with a fireplace and French doors lead on to the dining/garden room and there is also access to the kitchen.

The kitchen is a high quality, functional space with a good range of integrated appliances of which include a double oven, dishwasher and gas hob. This light filled space is supported by a further entrance lobby at the side with skylight. The dining/garden room provides access into the courtyard garden area and there is certainly an open plan feel throughout this area of the house.

On the first floor the staircase leads up to a landing area where access is provided to bedroom two and a shower room that acts as an en-suite. On the lower ground floor there lies a further double bedroom with an en-suite shower room. A key feature of this lovely house are the fact all bedrooms are supported by shower rooms on each floor.

1a Lime Tree Road is approached from the northeast into a large shingled drive that provides off-road parking for a number of vehicles. The gardens are predominantly to the side and rear of the house and face southeast. The main terrace is part tile/part decking and is a pleasant spot enjoying a great deal of privacy and natural sunlight. There is a small area at the rear of the garden room where lies a garden shed providing useful storage.

Ancillary to the main house, and a major feature of no.1a is a detached annexe, providing self-contained accommodation comprising a kitchen/sitting room, inner hall, bedroom with access to the front driveway, and a shower room. The annexe can be accessed either from the drive or via the rear garden. Adjoining the annexe is a store. In addition, there is a store at the rear of the house.

The property occupies a convenient position within the Town Close Estate, and will be of great interest to buyers keen on securing a fine residence in this special place.

Services – Mains water, mains drainage, mains gas central heating, mains electricity.

Local authority – Norwich City Council.

Council tax band – D

### LOCATION

No.1a Lime Tree Road is situated within walking distance of the centre of Norwich, being situated in one of the prime residential areas of the city in a semi-rural setting. There are local shopping and transport facilities nearby in Unthank Road and schools are within walking distance, including Town Close and Norwich High School for Girls. There are sports facilities in Lime Tree Road. The inner link road is close by and there is easy access to the A11 trunk road and Norwich southern bypass as well. Much of the charm and appeal of this property rests upon the unspoilt surroundings.



## DIRECTIONS

Proceed out of Norwich on Newmarket Road and turn left into Lime Tree Road and the property will be found immediately on the right hand side.

## AGENT'S 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 and Proof of Address before solicitors are instructed.

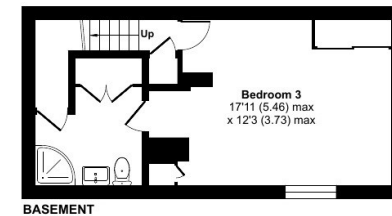
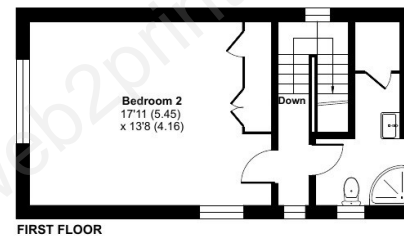
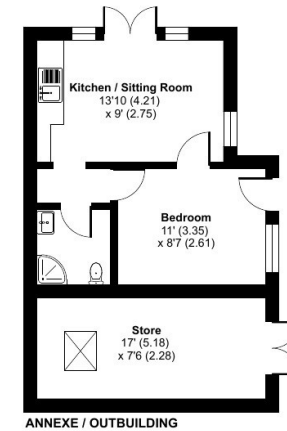
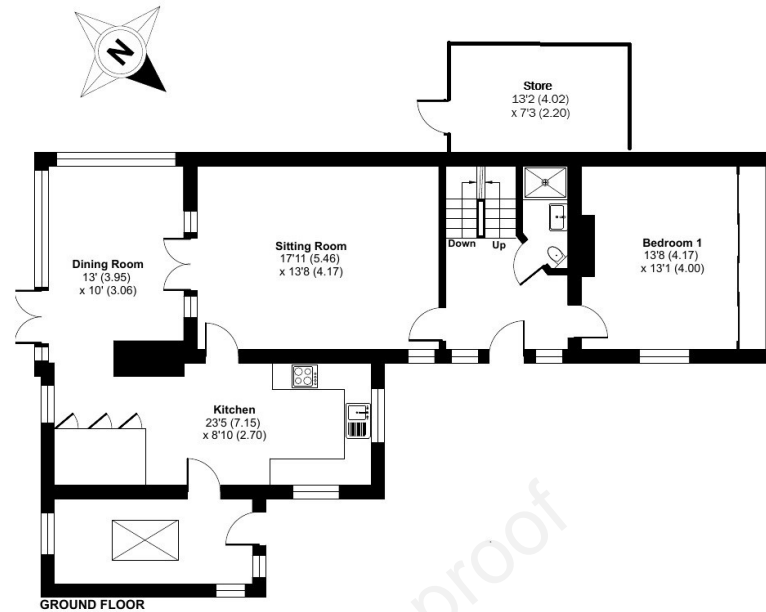
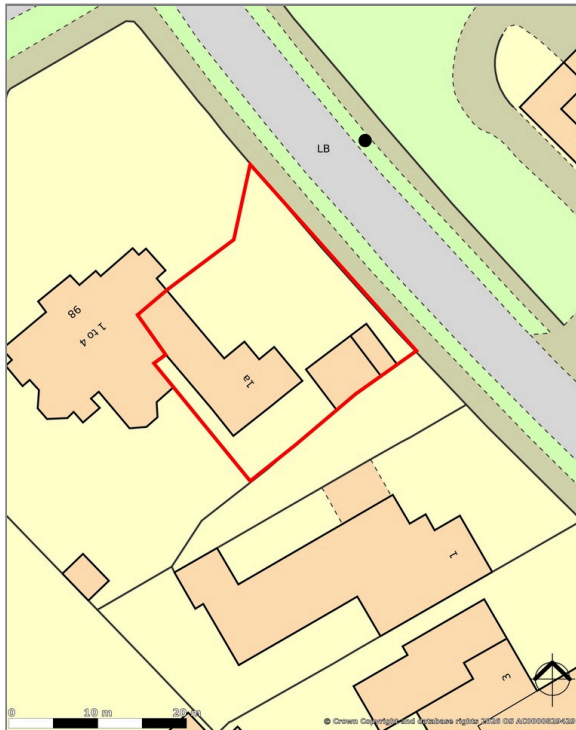
**VIEWING** Strictly by prior appointment through the selling agents' Norwich Office.  
Tel: 01603 629871



# Lime Tree Road, Norwich, NR2

Approximate Area = 1767 sq ft / 164.1 sq m  
 Annexe = 276 sq ft / 25.6 sq m  
 Outbuilding = 221 sq ft / 20.5 sq m  
 Total = 2170 sq ft / 201.4 sq m

For identification only - Not to scale



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	71 c	79 c
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Floor plan produced in accordance with RICS Property Measurement 2nd Edition, incorporating International Property Measurement Standards (IPMS2 Residential). © nrdhecom 2026. Produced for Brown & Co. REF: 1421950

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