

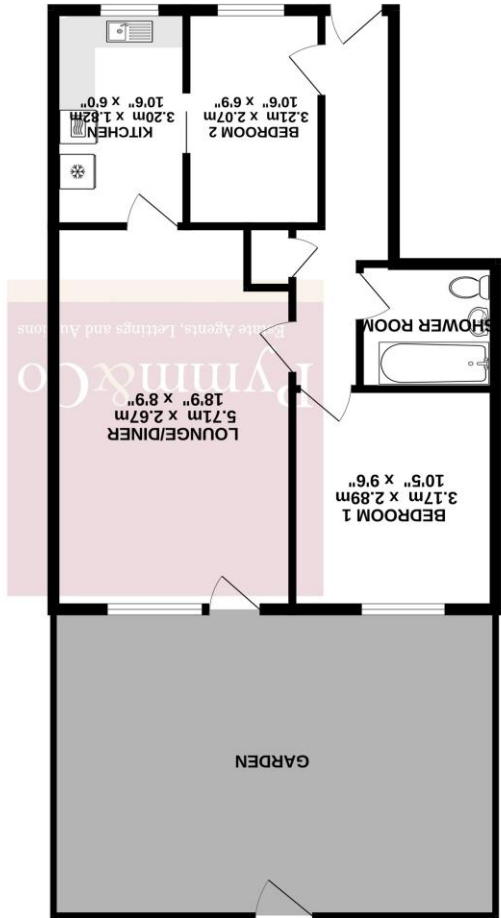
Norwich Office - Sales, Lettings and Auctions

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This floor plan is for illustrative purposes only and is not drawn to scale. Measurements, floor areas, openings and dimensions are approximate. They should not be relied upon for any purpose and do not form any part of an agreement. No liability is taken for any error or mis-statement. All parties must rely on their own inspections.
Made with Blueprints 10/2025



GROUND FLOOR
54.6 sq.m. (588 sq.ft.) approx.



5 Old Lakenham Hall Drive, Norwich, NR1 2NW
Price £150,000

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- Offered with no onward chain
- Two-bedroom ground floor apartment
- Spacious lounge/diner with door leading to a private garden
- Fitted kitchen
- Double glazing and gas central heating
- Allocated off-road parking space to the rear
- Private enclosed rear garden plus brick storage shed to front
- Stunning communal residents` garden situated on the water`s edge
- Fantastic opportunity for first-time buyers or those seeking a retirement home

This well-presented two-bedroom ground floor apartment is offered for sale with no onward chain, making it an ideal choice for first-time buyers, downsizers, or those seeking the convenience of ground floor living. The accommodation comprises an entrance hall with a useful storage cupboard, two bedrooms, a bathroom, a generous lounge/diner with direct access to the private rear garden, and a kitchen with space for appliances. The property further benefits from double glazing and gas central heating throughout. Externally, there is an enclosed private rear garden with a timber gate providing access to the allocated parking space located to the rear of the property. To the front, a brick-built storage cupboard offers additional practical storage. A particular feature of the development is the beautiful communal lawn area for residents, which extends down to the river`s edge, providing a wonderful space for relaxation, picnics, and entertaining. Combining comfortable accommodation with attractive outdoor spaces, this property represents an excellent opportunity for a wide range of purchasers.

Location

Old Lakenham Hall Drive is a quiet cul-de-sac located in the Old Lakenham area, situated south of Norwich city centre, offering convenient access to the city`s amenities while retaining a suburban feel. A key highlight of the location is the nearby Harford Bridge retail area, which provides a wide range of everyday shopping options. This includes Tesco and Asda supermarkets, along with a recently opened IKEA, making the area particularly practical for both daily essentials and larger home purchases. Additional retail and leisure options can also be found at Riverside Retail Park, which is a short drive away. Families benefit from several nearby schools, including primary schools within the Lakenham area and secondary schools accessible via a short drive or bus journey, making Old Lakenham Hall Drive a convenient choice for households with children. Healthcare facilities, such as GP practices and dental surgeries, are located throughout the surrounding neighbourhood, while the Norfolk and Norwich University Hospital is within easy driving distance for more comprehensive medical care.



Transport links are strong. The area is well served by local bus routes, and the city centre is only a short drive away. Norwich railway station is also easily accessible for regional and national travel. Road connections are excellent, with the A47 close by, providing straightforward access in and out of the city, as well as quick links to surrounding areas. Pedestrian and cycling routes connect Old Lakenham Hall Drive with nearby parks, riverside walks, leisure facilities, and community spaces, enhancing its appeal as a well-connected residential location.



Anti Money Laundering

By law, we are required to conduct anti-money laundering checks on all potential buyers and sellers, and we take this responsibility very seriously. In line with HMRC guidelines, our trusted partner, Coadjute, will securely manage these checks on our behalf. Once an offer is accepted (subject to contract), Coadjute will send a secure link for you to complete the biometric checks electronically. A non-refundable fee of £45+ VAT per person will apply for these checks, and Coadjute will handle the payment for this service. These anti-money laundering checks must be completed before we can send the memorandum of sale to the solicitors to confirm the sale.

Please note that we have not tested any apparatus, equipment, fixtures, fittings or services, and so cannot verify they are in working order and are fit for purpose. Furthermore our measurements are for an indication only and should not be taken as fact. Solicitors should confirm moveable items described in the sales particulars are, in fact, included in the sale, since circumstances do change during marketing or negotiations.

Lettings & Property Management

Are you looking at this property as a buy to let investment?

If you would like any help regarding the letting and management of this or any other property, our lettings department are always happy to help.

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