

FREEHOLD



House - Mid Terrace (EPC Rating: D)

LAWSON ROAD NORWICH NR3 4LF

Offers in the region of

£210,000

FEATURES

- Victorian mid-terraced home
- Modern fitted kitchen
- Useful utility lobby
- First-floor family bathroom
- Popular NR3 location
- Spacious sitting/dining room
- Integrated kitchen appliances
- Generous double bedrooms
- Long rear garden
- Close to local amenities



Ben Allman
Estate & Letting Agents

2 Bedroom House - Mid Terrace located in Norwich

This beautifully presented Victorian mid-terraced two-bedroom home combines period character with a practical layout and stylish contemporary feel, offering well-proportioned accommodation arranged over two floors. Upon entering, you are immediately welcomed into a generous sitting/dining room, creating an inviting central space for both relaxing and entertaining. The room flows naturally through to the modern fitted kitchen, which provides excellent worktop and storage space together with a range of integrated appliances, with the staircase rising to the first floor.

Beyond the kitchen, a useful utility lobby provides access to the rear garden and a contemporary ground-floor shower room, complete with WC, wash basin and large walk-in shower. The layout makes excellent use of the available space while retaining a bright and spacious feel.

The first floor provides two well-sized double bedrooms. The impressive primary bedroom offers generous proportions, a large window allowing plenty of natural light and built-in wardrobes providing excellent storage. Bedroom two is another comfortable double room, with convenient access towards the first-floor bathroom, which is fitted with a bath and overhead shower, WC and wash basin.

To the rear, the property benefits from a long, landscaped garden, providing a pleasant outdoor extension to the accommodation and offering space for seating, entertaining and enjoying the warmer months.

Situated within the popular NR3 area of Norwich, Lawson Road offers convenient access to a wide range of local amenities, whilst Norwich city centre and its extensive shopping, dining and leisure facilities are also within easy reach.

SITTING/DINING ROOM

12'0" x 11'1"

A particularly generous reception space positioned immediately upon entering the

property, creating an excellent first impression. The sitting/dining room provides ample room for a comfortable lounge arrangement alongside a dedicated dining area, making this a versatile space for both everyday living and entertaining. The room flows naturally towards the kitchen, creating a connected and sociable arrangement.

KITCHEN

9'7" x 9'0"

A modern and well-appointed kitchen offering a good range of fitted cabinetry, generous preparation surfaces and integrated appliances. The layout provides an efficient cooking environment while retaining plenty of practical storage. Positioned towards the rear of the main living accommodation, the kitchen also provides access towards the stairs and useful utility lobby.

UTILITY LOBBY

7'0" x 6'0"

A highly practical additional space located beyond the kitchen, providing a useful transition between the main house and garden. The lobby offers excellent everyday functionality, with direct access to the rear garden and further access to the downstairs shower room.

SHOWER ROOM

A contemporary and practical shower room comprising a WC, wash basin and large walk-in shower. The generous shower enclosure provides a modern finish while the room itself offers excellent convenience for residents and guests, particularly with its position on the ground floor.

PRIMARY BEDROOM

12'0" x 11'1"

A spacious double bedroom offering excellent proportions and plenty of flexibility for a substantial bed and additional bedroom furniture. A large window brings an abundance of natural light into the room, while built-in wardrobes provide valuable storage without compromising the available floor space.

BEDROOM TWO

9'0" x 9'0"

A further well-proportioned double bedroom offering excellent versatility as a guest room, child's bedroom, dressing room or home office. The room provides comfortable space for bedroom furniture and benefits from its convenient position on the first floor alongside the main bathroom facilities.

BATHROOM

A well-equipped family bathroom positioned on the first floor, featuring a full-sized bath with overhead shower, WC and wash basin. The combination of bathing and showering facilities makes this a practical and versatile bathroom suitable for everyday use.

REAR GARDEN

To the rear is a long, landscaped garden providing a private outdoor area extending beyond the main accommodation. The garden offers plenty of opportunity for outdoor seating, entertaining, gardening and relaxing, creating a valuable additional space during the warmer months.

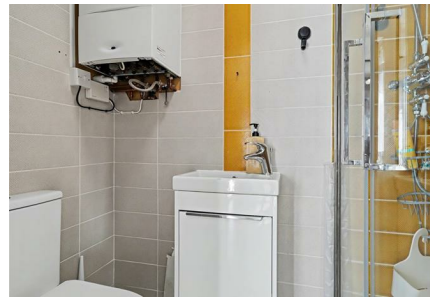
LOCATION

Situated within the popular NR3 area of Norwich, Lawson Road is well placed for access to a wide range of local shops, cafés, pubs and everyday amenities. Norwich city centre is within easy reach, offering an excellent selection of shopping, restaurants, leisure and cultural attractions. The area also benefits from convenient public transport links and easy access to the wider Norwich area, making this an ideal location for both city living and commuting.



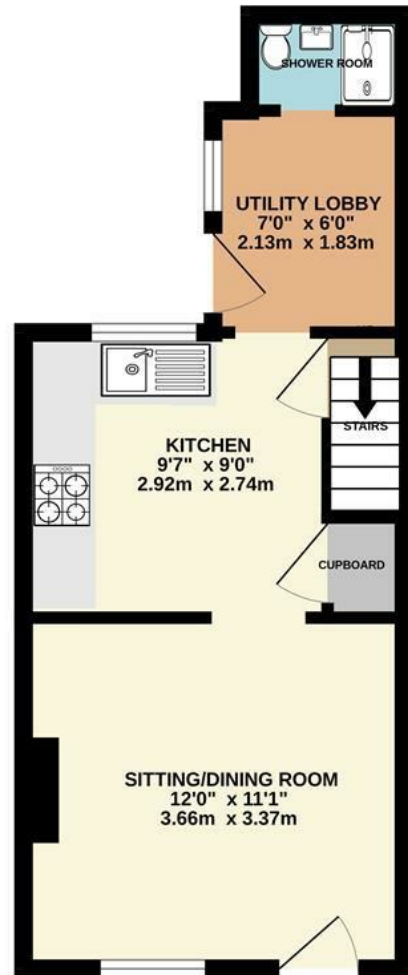


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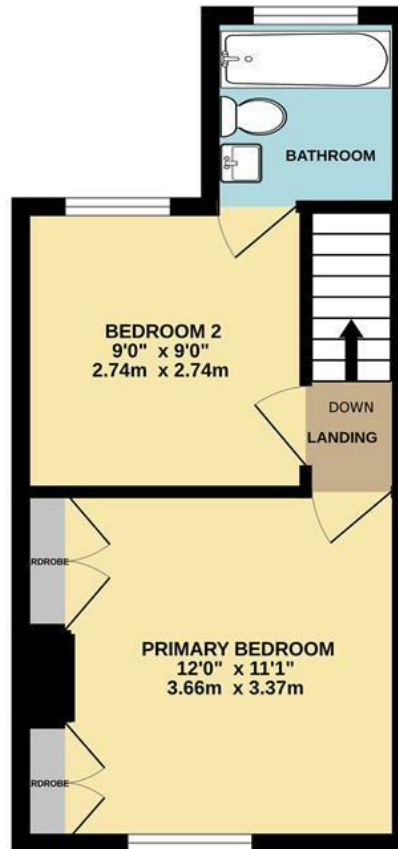


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GROUND FLOOR



1ST FLOOR



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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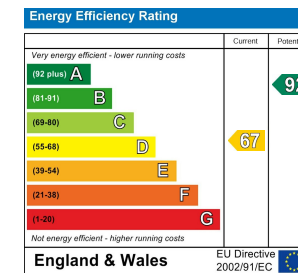
01603 555577

enquiries@baela.co.uk

<https://www.baela.co.uk>

Council Tax Band

A



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