





Lovelace Road, Norwich, NR4 7AE

william h brown

welcome to

Lovelace Road, Norwich

An established first floor flat located on Lovelace Road in Norwich offering versatile accommodation this would make an ideal first time purchase, family home or investment opportunity!













Entrance Hall
A practical and welcoming entrance hall designed for everyday convenience. This useful space provides ample room for coats, shoes and outerwear, with fitted wall hooks and open shelving helping to keep the area organised. The entrance hall offers easy access to the staircase and main living areas.

Hallway
Leading from the entrance hall a bright and neatly presented hallway provides a welcoming route through the home.

The hallway leads directly to the main acomodation including lounge, kitchen, both bedrooms and bathroom.

Lounge
A bright and welcoming dual-aspect living space offering an ideal setting for both everyday relaxation and entertaining. Practical touches—including a radiator, discreet shelving, and ample floor space—ensure the room remains both comfortable and functional. This is a well-presented, ready-to-enjoy living area that sets the tone for the rest of the home.

Kitchen
A practical kitchen offering excellent functionality and scope for personalisation. The space is fitted with a range of wall and base units providing generous storage, complemented by tiled splashbacks and ample countertop workspace. A freestanding cooker, washing machine and fridge-freezer are all neatly integrated into the layout, making the room highly efficient for everyday cooking.

A window above the sink brings in natural light and offers a pleasant outlook, while the room's arrangement ensures everything is within easy reach. With its solid foundations, this kitchen presents an ideal opportunity for buyers looking to add value and tailor the space to their own taste.

Bedroom 1
A well-proportioned bedroom offering excellent versatility and comfortable everyday living. A large window allows natural light to brighten the space, with room for a dressing area or study setup depending on the buyer's needs.

The layout makes efficient use of the available floor area, and the room's neutral décor offers an easy foundation for future personalisation. This is a functional and adaptable bedroom suited to a range of occupants.

Bedroom 2
A generously sized and well-presented bedroom offering a comfortable and versatile space, ideal for both rest and study. A wide window brings in natural light, enhancing the naturall tones and giving the room a bright, uplifting atmosphere.

This is a welcoming and adaptable bedroom that will appeal to a range of buyers.

Bathroom
A compact yet practical bathroom offering all essential amenities in a well-organised layout. The space features a white three-piece suite comprising a panelled bath with shower over, pedestal wash basin and close-coupled WC. Neutral tiling around the bath provides a clean, low-maintenance finish, while shelving above the sink and toilet offers convenient storage for everyday toiletries.

A window brings in natural light and ventilation, helping the room feel brighter and more comfortable. With its functional arrangement and clear potential for modernisation, this bathroom provides a solid foundation for buyers looking to personalise the space to their own taste.

External
The property enjoys a generous rear garden offering excellent outdoor potential and valuable additional space. Currently laid mainly to lawn, the garden provides a blank canvas for landscaping, family use or future improvement. Enclosed by fencing on both sides, it offers good privacy, with ample room for seating areas, children's play equipment or vegetable beds. A useful outbuilding provides practical storage for bikes, tools and garden essentials, while gated rear access adds further convenience.

To the front, the home presents a neat and welcoming façade, with a smart entrance door framed by decorative topiary and traditional brickwork. The property sits within a well-established residential setting, with similar homes lining the street and a strong sense of community. This exterior arrangement offers both kerb appeal and everyday practicality, complementing the spacious accommodation inside.

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Lovelace Road, Norwich

- FIRST FLOOR FLAT
- TWO DOUBLE BEDROOMS
- DOUBLE GLAZING / GAS FIRED CENTRAL HEATING
- PRIVATE ENTRANCE DOOR
- CONVENIENT LOCATION CLOSE TO THE UEA, EATON PARK AND LOCAL AMENITIES

Tenure: Leasehold EPC Rating: C
Council Tax Band: A Service Charge: 238.00
Ground Rent: 10.00

This is a Leasehold property with details as follows; Term of Lease 125 years from 13 Nov 1989. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

directions to this property:

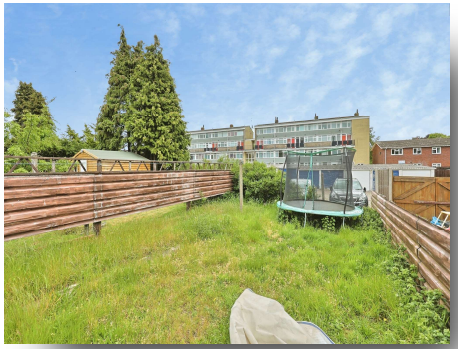
Proceed out of Norwich via the Unthank Road taking a right hand turn at the traffic lights onto Colman Road. Take your second left onto North Park Avenue taking the third right on to Ruskin Road and then right into Lovelace Road where the property will be located on your right hand side.

offers in excess of

£165,000









Please note the marker reflects the postcode not the actual property

view this property online williamhbrown.co.uk/Property/UNR105401

The Property Ombudsman

Property Ref:
UNR105401 - 0006

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

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