



32 Merchant Way, Norwich  
£210,000

# 32 Merchant Way

Norwich

This over-55s property offers a peaceful and welcoming environment designed to meet your needs. Relax in the spacious lounge/diner, enjoy a modern kitchen, and retire to comfortable bedrooms. The accessible shower room and warden assistance pull cords ensure your safety and peace of mind. Enjoy your own private garden and benefit from communal spaces for social interaction.

## The Location

Situated on the outskirts of Norwich, Merchant Way offers an ideal location for residents aged 55 and over, combining the residential setting with easy access to essential amenities. Enjoy the convenience of nearby bus stops and amenities, making it simple to explore the city and surrounding areas. The Norwich Northern Distributor Road (NDR) ensures smooth connections to various parts of the city and surrounding areas, making it easy to stay connected with friends, family, and local attractions. Additionally, convenient shopping options like ASDA are just minutes away, perfect for everyday needs. With excellent healthcare facilities and leisure opportunities close by, Merchant Way provides an exceptional lifestyle for those looking to enjoy their retirement years in comfort and ease.





## 32 Merchant Way

Norwich, Norwich

### Merchant Way

Designed exclusively for those aged over 55, this property offers a peaceful and welcoming environment tailored to meet the needs of its discerning residents.

Entering, you are greeted with a spacious 17-foot lounge/diner, providing an ideal setting for relaxation. The modern kitchen is fully equipped with all the essentials for daily cooking, ensuring an easy cooking experience.

Two generously sized bedrooms, comprising of a double bedroom and a smaller second bedroom, offer ample space for rest and privacy. The shower room is thoughtfully designed for accessibility, featuring hand-rails throughout for added safety and ease of use.

For additional peace of mind, warden assistance pull cords are conveniently placed throughout the property, providing residents with a sense of security and reassurance.





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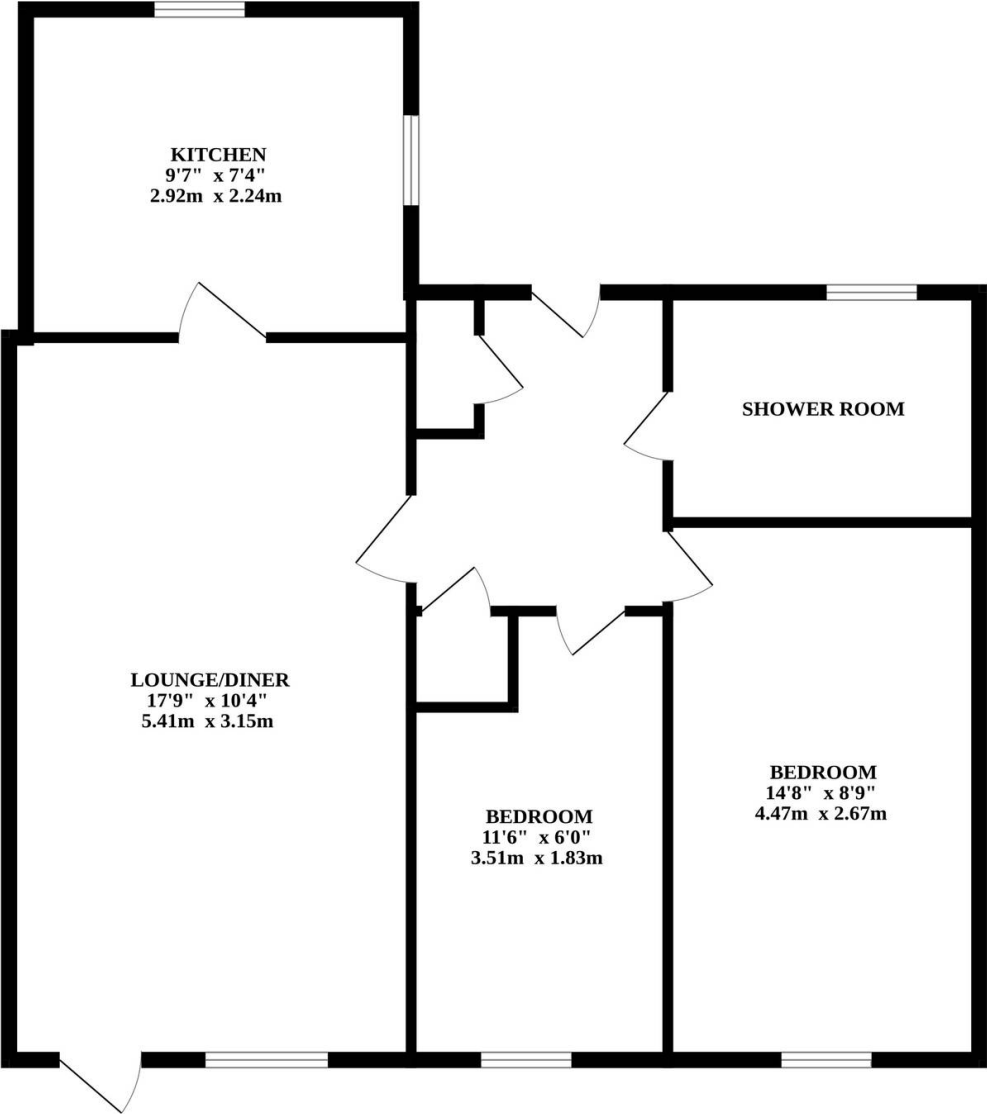
The property also boasts a private enclosed rear garden, providing an outdoor space for residents to relax. Boasting the privilege of accessing communal gardens and a communal room, fostering a sense of community and social interaction within the development.

Agents Note

We understand this property will be sold leasehold.



GROUND 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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