



## 56 Association Way, Norwich

Offers in Region of £200,000



# 56 Association Way

## Norwich

Ideal for first time buyers, this end-terrace residence presents a comfortable and contemporary living space that does not require any renovation. Highlighting a well-equipped kitchen, light-filled sitting room, a double bedroom and a modern bathroom, with a recently landscaped garden. Don't miss the chance to make this residence your own and experience city, within easy reach of a wide range of amenities.

### Location

Norwich NR7 is an area located to the east of Norwich city centre, in Norfolk. It covers a mix of residential, commercial, and green spaces, providing a suburban feel while still being close to the city's amenities. This area is known for its good transport links, with easy access to the A47 and nearby Norwich railway station, making it convenient for commuting. NR7 is home to several popular neighbourhoods, such as Sprowston, and offers a range of local shops, schools, parks, and recreational facilities. The proximity to the River Wensum and countryside adds to the appeal for those who enjoy nature while being close to urban life.







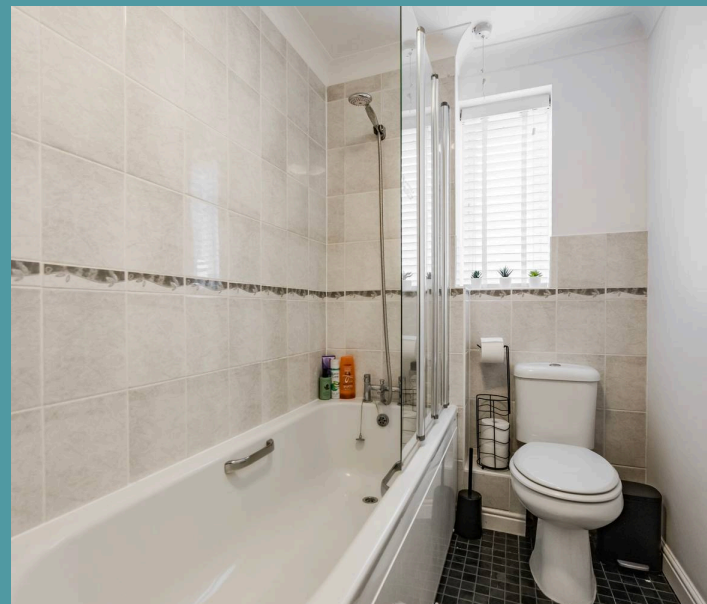
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Upon entering the residence, you are greeted by a well-equipped kitchen, fitted with units and appliances to enhance your cooking experience. Offering plenty of storage and counter-top space for meal preparation. The kitchen seamlessly flows into a light-filled sitting room, presenting an inviting space for relaxation and entertaining.

Ascend to the first floor where you will encounter a double bedroom, thoughtfully designed to offer relaxation and privacy. The bathroom is fitted with modern fixtures and fittings, offering comfort and convenience.

Step outside into the recently landscaped garden, that is predominately laid to lawn, with a patio area for your outdoor seating arrangements, It is fully enclosed so you can enjoy in privacy and seclusion. The property benefits from allocated private off-road parking, ensuring convenience and peace of mind for residents with vehicles.





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Agents Notes

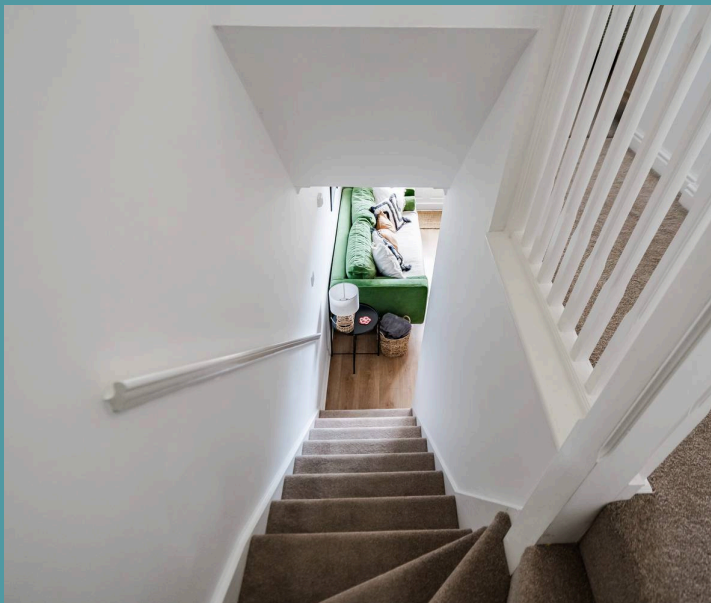
We understand that this property is freehold.

Connected to mains water, electricity, gas and drainage.

Heating system - Gas central heating.

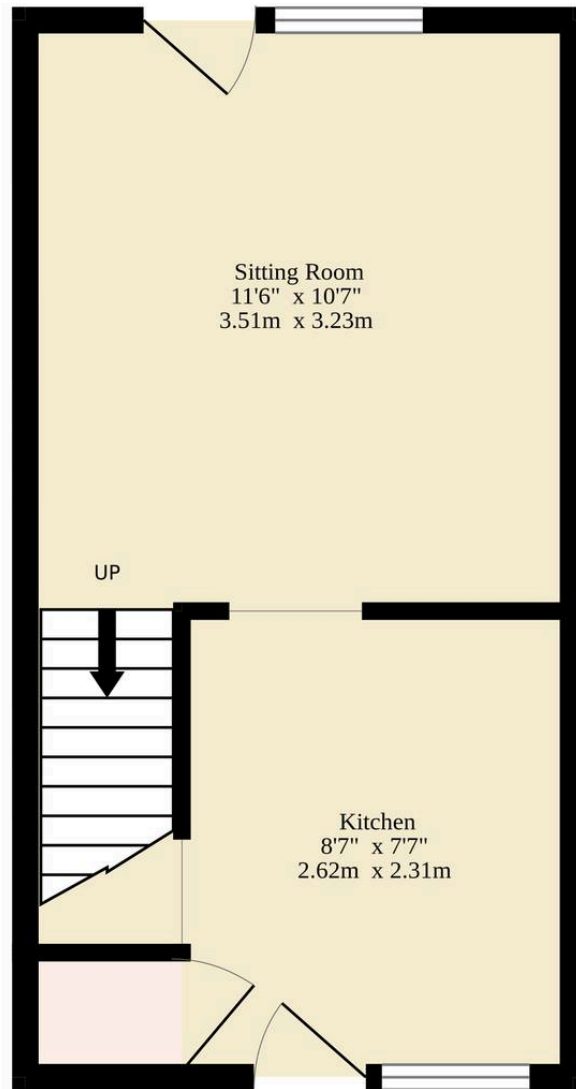
Council Tax Band: A

- End-terrace residence down a quiet cul-de-sac in the city of Norwich
- Perfect first home or investment purchase
- Comfortable and contemporary design throughout
- Well-equipped kitchen to be able to cook your favourite meals
- Light-filled sitting room for relaxation and entertaining
- Double bedroom and a modern bathroom suite
- Recently landscaped garden that is fully enclosed for privacy
- Allocated private off-road parking
- In close proximity to all local amenities and natural surroundings

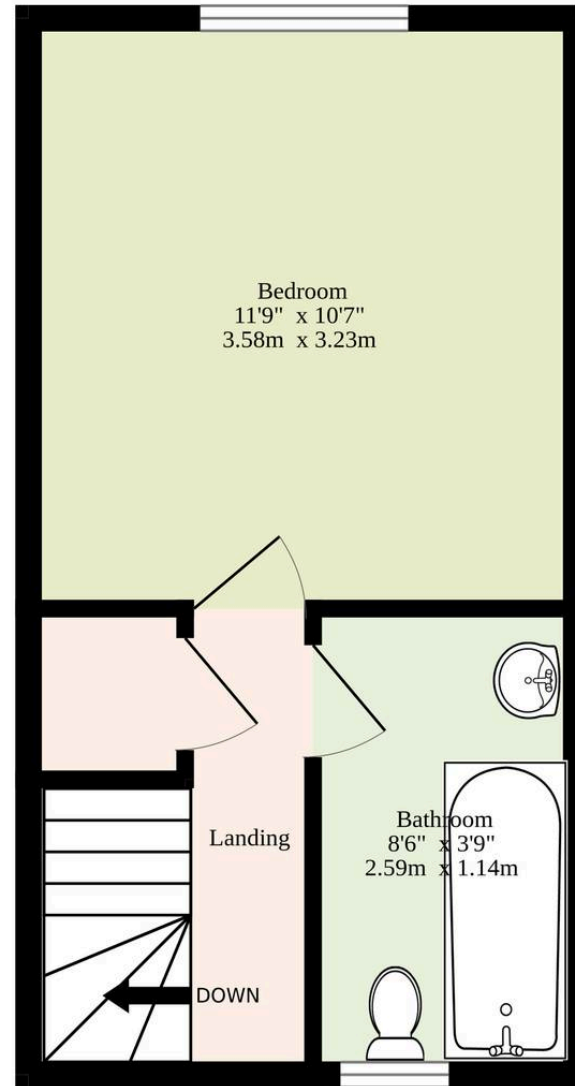




**Ground Floor**  
191 sq.ft. (17.7 sq.m.) approx.



**1st Floor**  
180 sq.ft. (16.7 sq.m.) approx.



**TOTAL FLOOR AREA : 371 sq.ft. (34.5 sq.m.) approx.**

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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