



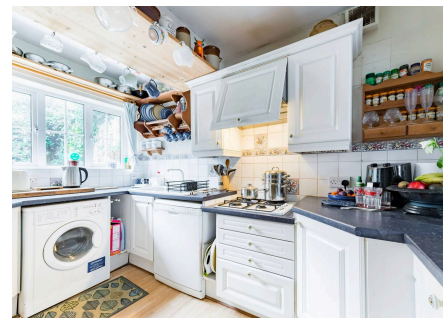
11 Launceston Terrace, Norwich - NR2 2HJ

£400,000 - £425,000 Freehold

Guide price: £400,000 - £450,000. This 2-bedroom detached house is an ideal family home, offering a spacious layout in a neighbourhood with a strong sense of community. Located in a sought-after area, the property provides a welcoming atmosphere and plenty of room for comfortable living. It's perfect for families looking to settle in a vibrant, family-friendly area.

Location

Launceston Terrace is a tree-lined street in a highly desirable area of Norwich, featuring attractive Victorian-style properties. The street offers a quiet, residential environment with easy access to the city centre, where you'll find a variety of shops, restaurants, and parks. The area is known for its strong sense of community, making it an ideal place for families. It also benefits from excellent transport links, providing convenient connections to other parts of the city and surrounding areas.

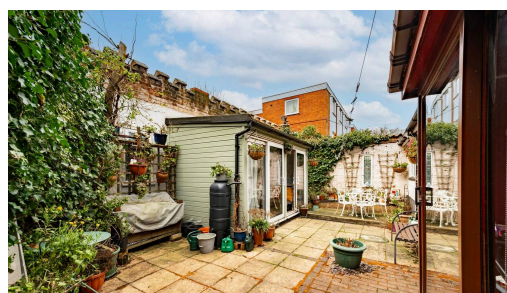
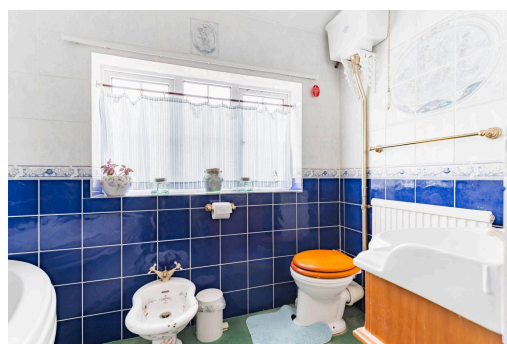


Agents notes

We understand the property will be sold freehold, connected to mains services water, electricity, gas and drainage.

Maintenance fee - £400 p/a

Tax Council Band-D



Launceston Terrace, Norwich

Upon entering through the entrance hall, you'll find the spacious lounge, a cosy retreat for relaxation. From here, double doors open to the conservatory, a bright and versatile space that seamlessly connects to the private garden through sliding doors. The dining room is also easily accessible, offering a perfect setting for gatherings and shared meals.

The kitchen, located next to the lounge, is a well-appointed space with built-in cupboards and ample counter space for preparing your favourite dishes. It features a counter opening that overlooks the lounge, creating a connection between the two spaces. A conveniently located WC on this floor adds to the ease of daily living.

Upstairs, you'll find two spacious double bedrooms, each offering a peaceful retreat for rest. One bedroom includes a built-in wardrobe and a sizable area that could easily be transformed into a home office or study, perfect for modern living. The bathroom on this floor is fitted with both a bath and a shower, catering to all preferences.

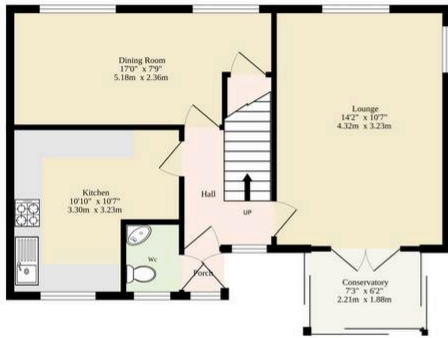
The property boasts a spacious layout, ensuring ample room for comfortable living, with radiator heating throughout and double glazing, adding to the warmth and energy efficiency.

Outside, a summer house awaits, complete with electricity and insulation, offering endless possibilities as a home office, studio, or relaxation space.

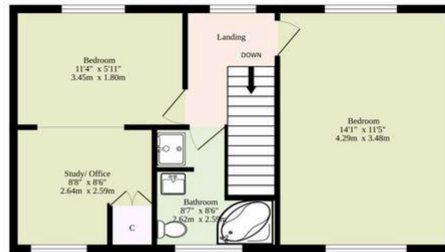
Off-road parking is provided by the garage, ensuring convenience for residents with vehicles.



Ground Floor
484 sq.ft. (45.0 sq.m.) approx.



1st Floor
380 sq.ft. (35.3 sq.m.) approx.



85 sq.ft. (8.0 sq.m.) approx.



TOTAL FLOOR AREA : 950 sq.ft. (88.3 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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