



57 Association Way, Norwich

Offers in Region of £220,000

57 Association Way

Norwich

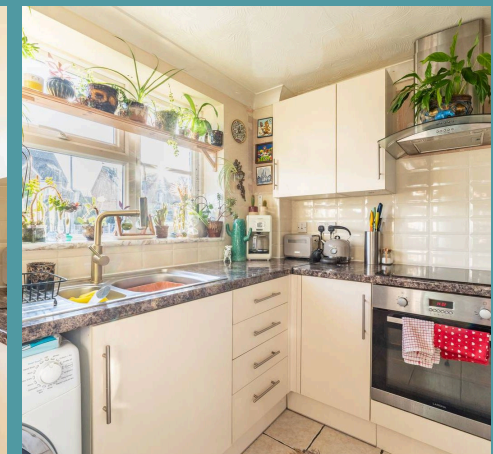
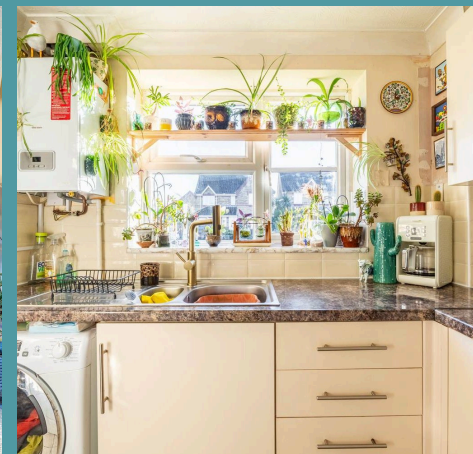
Outskirted living in a well-connected location, this two-bedroom terraced home on Association Way perfectly balances modern living with practicality. Inside, the property features a kitchen with sleek cabinetry and a tiled backsplash, a spacious living room with an integrated staircase and large window that fills the space with natural light. Upstairs, you'll find two well-proportioned bedrooms and a contemporary three-piece bathroom, ideal for relaxation or flexible use. The private rear garden, with its paved seating area and lawn, along with three allocated parking spaces, makes this home an excellent choice for families, professionals, or anyone seeking a comfortable and convenient lifestyle.

The Location

Located on Association Way in the desirable Dussindale area near the vibrant Thorpe community, this property offers a city outskirts lifestyle. Residents can enjoy leisurely walks along the scenic River Yare while being close to an array of amenities, including cafes, shopping options such as Sainsbury's and excellent schooling choices for all ages.

Commuters will benefit from easy access to both the NDR (Northern Distributor Road) and the A47, providing smooth connections to various destinations. For added convenience, reliable bus links to the city make daily travel straightforward and stress-free.

Association Way perfectly balances practicality and modern living, making it a superb choice for families, professionals, and anyone seeking a well-connected home in the sought-after Thorpe area.





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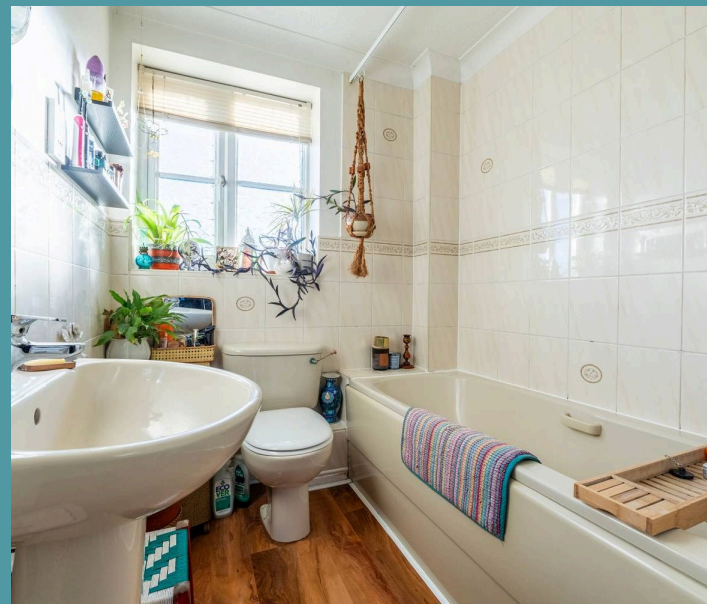
Norwich

Association Way

Discover this two-up, two-down terraced home located in the heart of Dussindale, blending modern living with unbeatable convenience. Positioned within a sought-after area, this property benefits from proximity to a variety of local amenities and straightforward access to the city.

As you step through the front door, you are welcomed by an entrance hallway that separates the living areas, providing a thoughtful layout for everyday life.

To your left, the kitchen boasts a contemporary design, with ample space for your appliances, sleek cabinetry and a stylish tiled backsplash that elevates the room's aesthetic. The living room, which features an integrated staircase as part of its design, offers a blank canvas for personal style and furnishings. Natural light pours in through the large window and single door leading to the garden.



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Upstairs, the property provides two well-proportioned bedrooms, perfect for rest or flexible use, and a three-piece suite bathroom tailored for your self-care needs. The rear garden is a private space featuring a terraced paved area ideal for outdoor seating and a lawn bordered by the assurance of no backing neighbours. Completing the property are three allocated parking spaces.

Agents Note

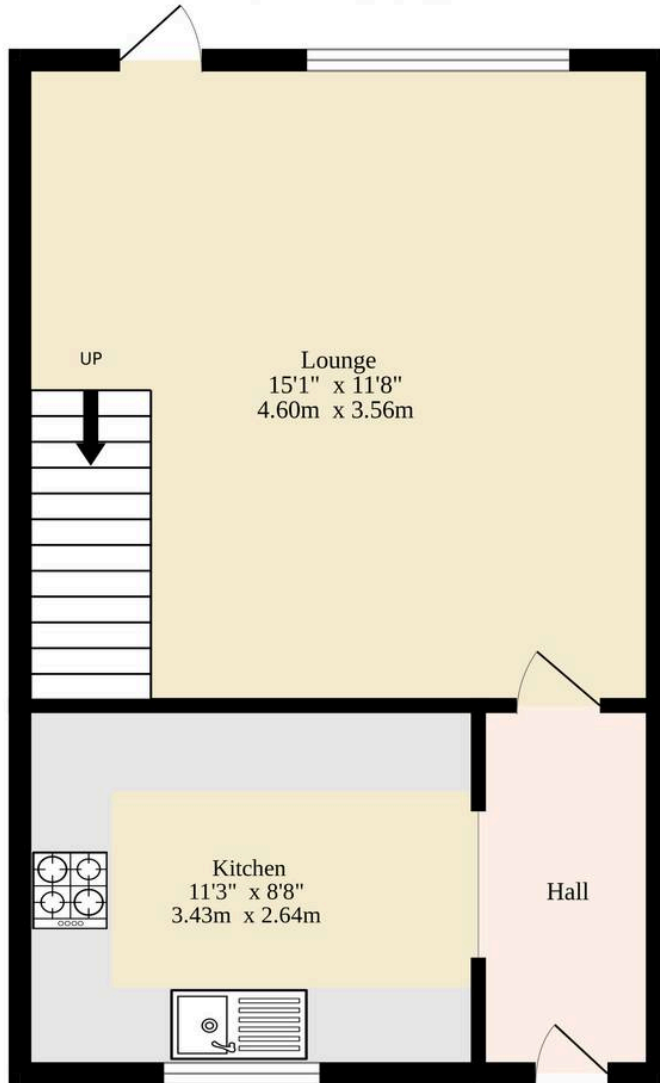
Sold Freehold.

Connected to all mains services.

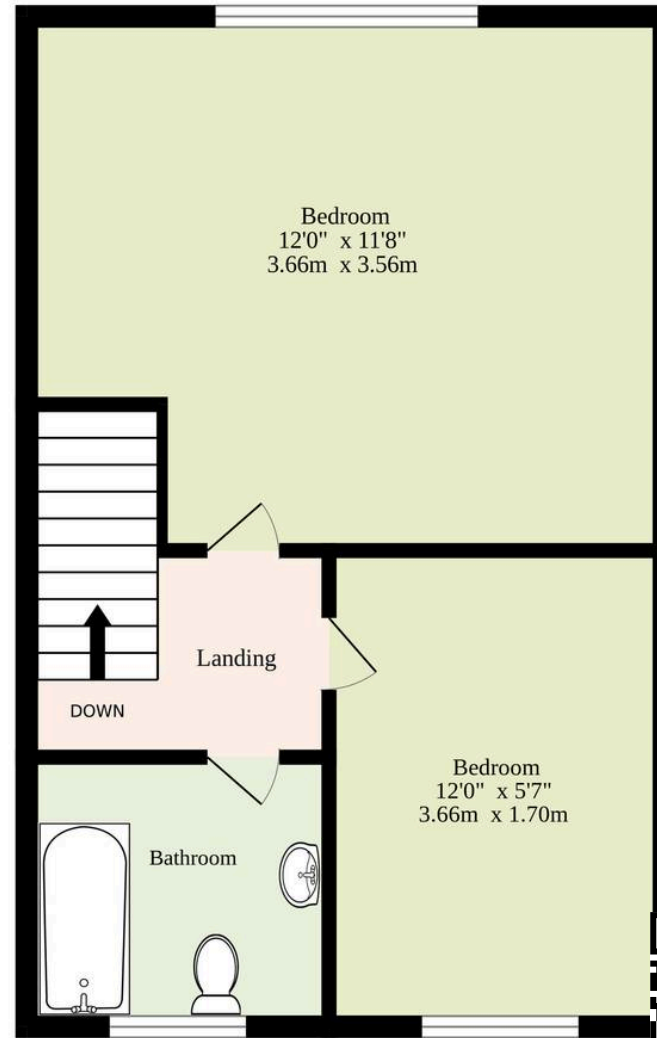
- Two-bedroom terraced home offering a comfortable and modern living space
- Spacious living room featuring an integrated staircase, ideal for flexible furniture arrangements
- Stylish kitchen with ample storage, sleek cabinetry, and a contemporary tiled backsplash
- Three allocated parking spaces
- Ideal first time purchase
- Lawn area with no backing neighbours, ensuring a sense of privacy
- Excellent transport links to the NDR, A47, and regular bus services to the city



Ground Floor
278 sq.ft. (25.8 sq.m.) approx.



1st Floor
210 sq.ft. (19.5 sq.m.) approx.



Excluding Hallways And Bathroom

TOTAL FLOOR AREA : 488 sq.ft. (45.3 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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