



## 48 Lion Wood Road, Norwich

£220,000 Freehold

Guide Price £220,000 - £240,000. This two-bedroom terraced home is perfect for couples, singles, or small families looking to live close to Norwich's vibrant city centre while still enjoying nearby green spaces. With off-road parking, this property stands out in the terraced home market, offering rare convenience. Inside, the spacious sitting room provides an ideal space for both relaxation and entertaining, while the kitchen boasts rich blue cabinetry and rose gold fixtures. Upstairs, the two bedrooms and functional three-piece bathroom cater to a variety of living arrangements. The sizable rear garden, featuring a sloping lawn, patio, and raised deck, enhances the outdoor appeal, offering the perfect space for outdoor enjoyment.



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The city provides lively night life, cultural and social activities as well as a great shopping experience. Local shopping facilities, supermarkets, public houses, and a range of parks are all within a close range. Also, within close proximity to the University of East Anglia and the N&N university hospital.

### Lion Wood Road

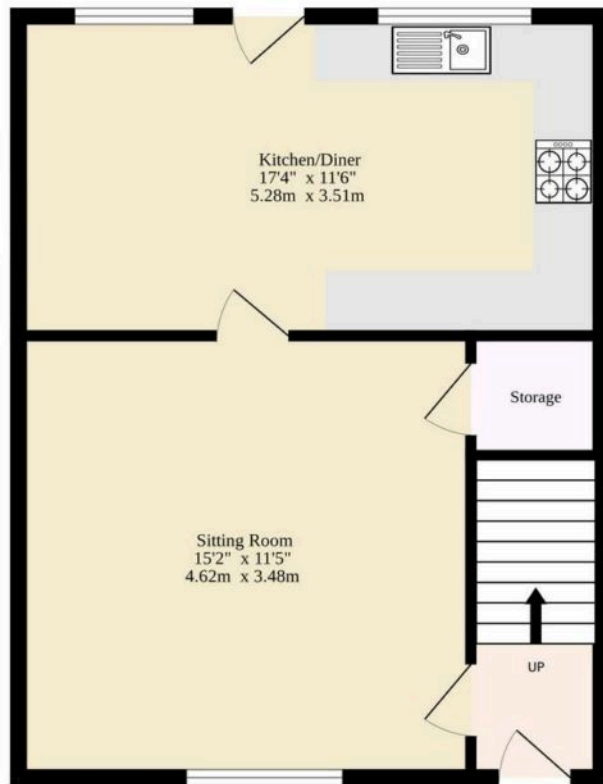
This two-bedroom terraced home is ideally located just moments away from the heart of Norwich, offering the perfect balance of city life and green spaces. One of the standout features of this property is the off-road parking at the front, a rare find in terraced homes, ensuring ease of access.

Step inside, and you'll find a sitting room of generous proportions, providing ample space for your chosen furnishings and sofa set, creating the perfect setting for relaxation and entertaining. Adjacent to the sitting room is the kitchen, with rich blue cabinetry adding a timeless touch, while rose gold fixtures bring a hint of classiness. There is plenty of space for appliances, making it ideal for both everyday cooking and entertaining guests.

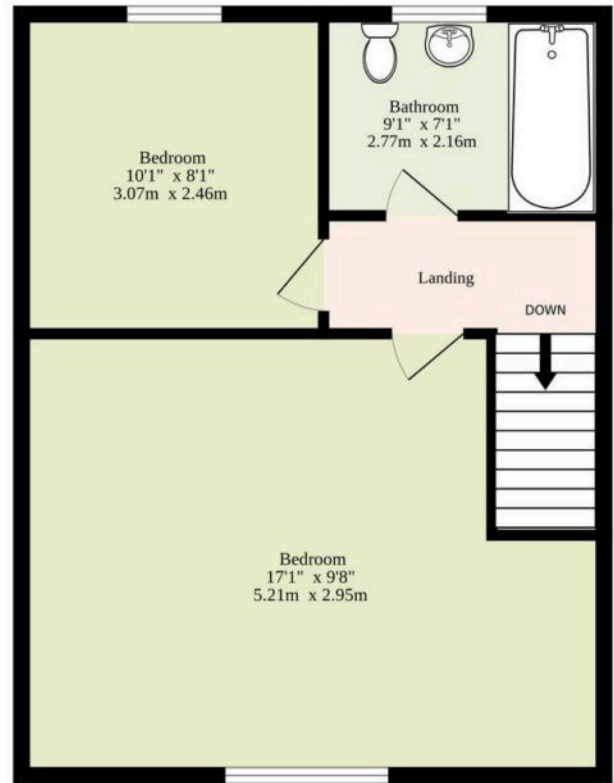
The upper floor houses two well-proportioned bedrooms, perfect for a couple, singles, or a small family. A neatly designed three-piece bathroom completes the upper floor, offering a practical and functional setup for daily living. The layout is simple yet effective, making this home ideal for a range of lifestyles.



Ground Floor  
384 sq.ft. (35.7 sq.m.) approx.



1st Floor  
327 sq.ft. (30.4 sq.m.) approx.



TOTAL FLOOR AREA : 711 sq.ft. (66.1 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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