



12a Leopold Road, Norwich

£500,000 Freehold

This three-bedroom detached house, located in a highly desirable area of Norwich, presents a fantastic opportunity to put your stamp on a comfortable home. The property features a generous open-plan lounge and dining area, an enclosed rear garden, off-road parking, and built-in wardrobes in all bedrooms. It's ideal for families, professionals, or anyone looking for a property with potential. The house is within easy reach of local amenities, including the University of East Anglia, Norfolk and Norwich University Hospital, and the Research Park, offering a convenient and well-connected location.

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Location

Leopold Road is located in a sought-after area of Norwich, offering convenient access to various amenities. The property is within easy reach of the University of East Anglia, the Norfolk and Norwich University Hospital, and the Research Park, making it an excellent location for professionals, academics, and medical staff. The area benefits from various local shops,



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Leopold Road, Norwich

As you enter the property, you are greeted by a generously sized hallway leading to a conveniently renovated WC with support rails for assistance and direct access to the double garage.

Moving further through the property, you will find a large and light-filled open-plan dining room and lounge area, complete with French doors that provide natural light and easy access to the outdoors.

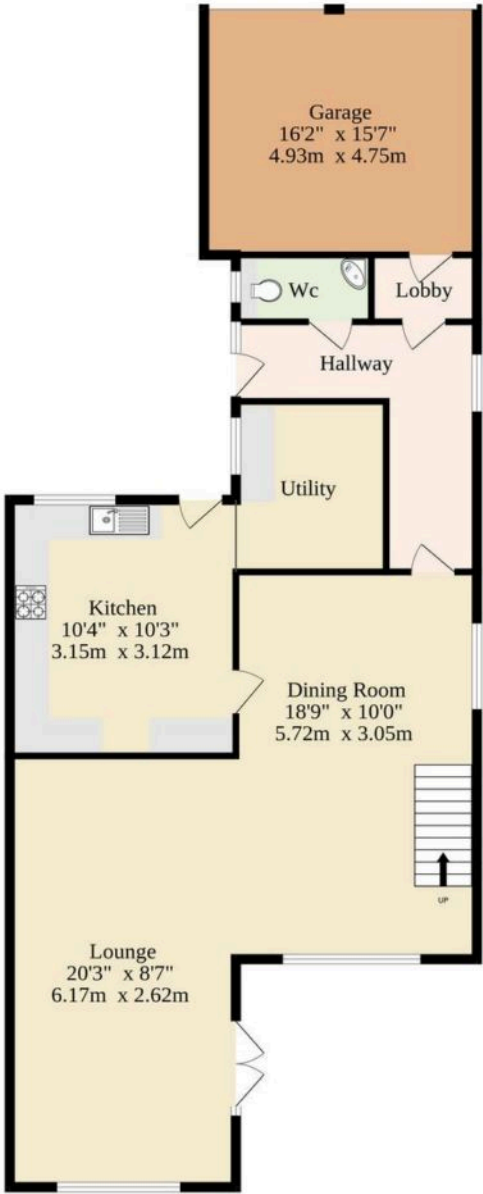
The kitchen boasts built-in cupboards, ample counter space, and a separate utility room with additional storage space and more countertops for convenience.

Heading upstairs along the staircase with support rails, you will come across a landing with a helpful storage cupboard. The first floor is home to two spacious double bedrooms and a smaller bedroom, all equipped with built-in wardrobes for added functionality.

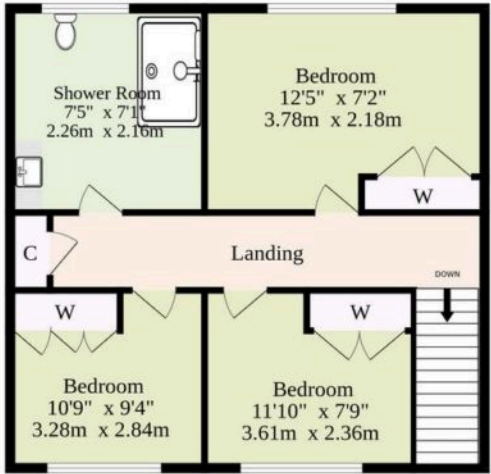
The family shower room on this level is modern and stylish, with discreetly placed support rails for convenience and



Ground Floor
912 sq.ft. (84.7 sq.m.) approx.



1st Floor
397 sq.ft. (36.9 sq.m.) approx.



TOTAL FLOOR AREA : 1309 sq.ft. (121.6 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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