

## 13 Lollards Road, Norwich

£280,000 Freehold

Concealed away, yet well connected to the city amenities, this chain-free end-terrace home on Lollards Road offers privacy. Elevated from the street and accessed via an entrance hall, the layout flows through light-filled living spaces and a stylish L-shaped kitchen designed for modern life. Two double bedrooms and a bathroom upstairs are paired with a handy ground-floor WC, ticking all the boxes for comfortable living. Outside, the low-maintenance garden enjoys seclusion with no overlooking neighbours and there is a rear passage to riverside road. At the front there is off-road parking for two cars. With riverside walks, the city centre train station and retail hotspots all within reach, it's a location that works as well as it looks.



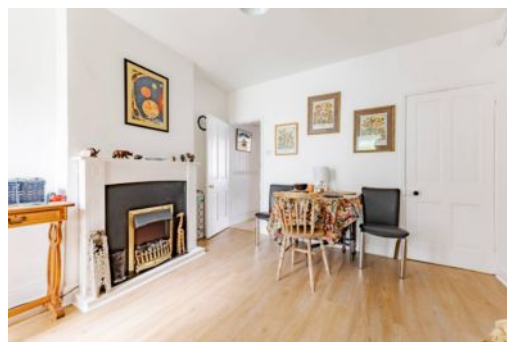
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### The Location

Located at Lollards Road, Norwich NR1, this home enjoys a spot that blends convenience with lifestyle appeal. Just moments from the River Wensum, it offers easy access to scenic riverside walks and green spaces, all while being within comfortable walking distance of the city centre.



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The train station is also close by, ideal for commuters or day-trippers, and the popular Riverside complex adds another layer of vibrancy with its mix of retail outlets, dining options and a Morrisons supermarket for everyday essentials. With excellent road links including quick access to the A47, journeys further afield are just as simple, making this address a well-connected and well-rounded choice.

### Lollards Road, Norwich, NR1

Positioned along the well-connected Lollards Road in Norwich, this distinctive end-terrace home enjoys an elevated position and benefits from a layout that sets it apart from the standard.

The rare addition of an entrance hall provides an immediate sense of flow and separation, offering a more traditional welcome that enhances both privacy and practicality — a real advantage over properties that open directly into the living space.

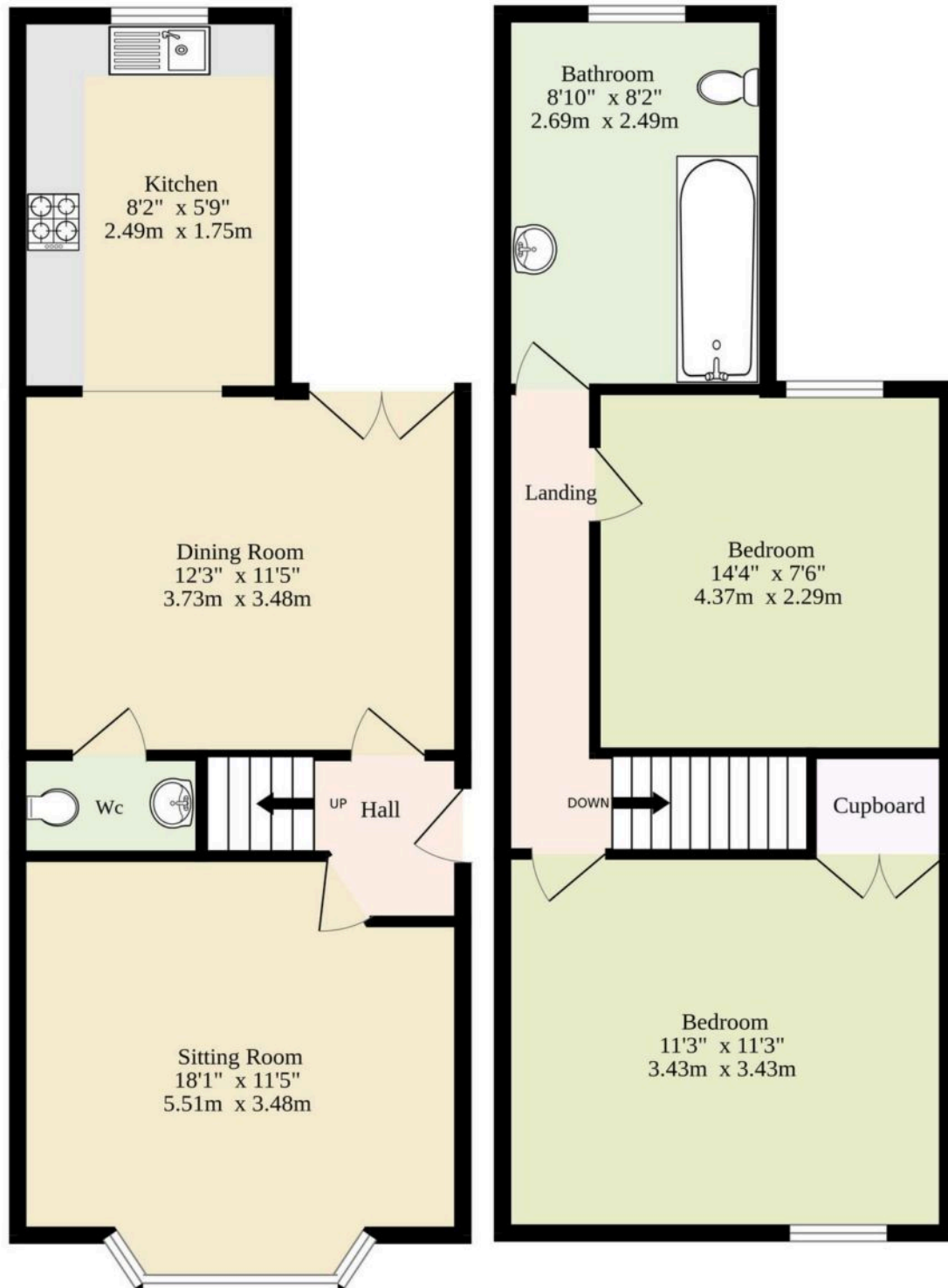
Inside, the sitting room is bathed in natural light thanks to a generous, double-glazed bay window that offers lovely views of the river and the Cathedral. Through to the dining area, the ambience shifts to one of easy comfort, with patio doors inviting the outdoors in and a charming feature fireplace adding an atmospheric focal point.

The space opens into a thoughtfully designed L-shaped kitchen, offering plenty of surface area and storage while keeping



Ground Floor  
426 sq.ft. (39.6 sq.m.) approx.

1st Floor  
226 sq.ft. (21.0 sq.m.) approx.



TOTAL FLOOR AREA : 652 sq.ft. (60.6 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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