



14 Association Way, Norwich  
£190,000



# 14 Association Way

Norwich, Norwich

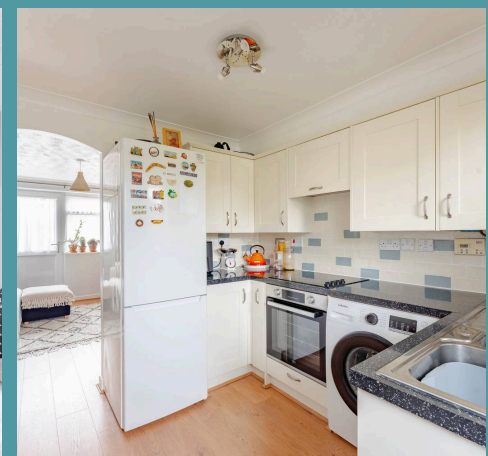
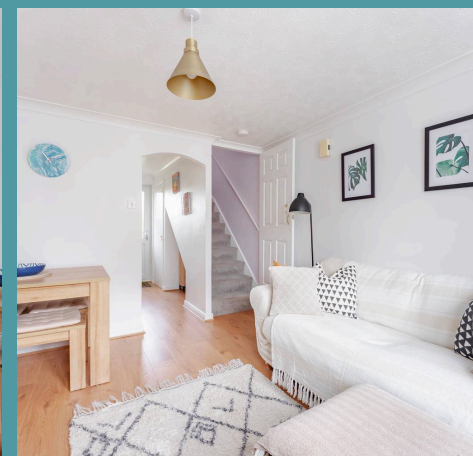
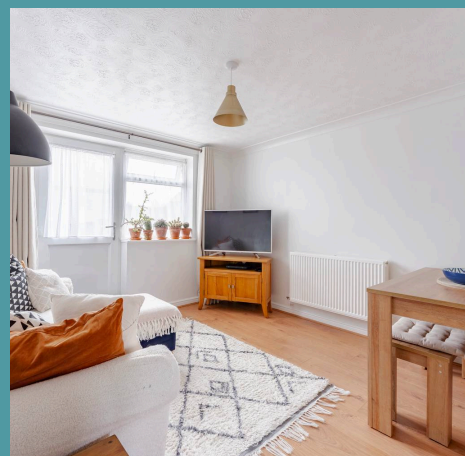
Perfectly tailored for a first-time buyer, this charming one-bedroom home in Thorpe St Andrew offers a stylish and low-maintenance lifestyle with everything right where you need it. Enjoy cosy evenings in a well-proportioned living area and sunny mornings in a private garden that's just waiting to be enjoyed. The layout is intuitive, giving you clear distinction between living and resting spaces, with clever storage throughout to keep life organised. A contemporary bathroom invites you to indulge in your daily rituals, while the modern kitchen opens effortlessly to the outdoors. Whether it's weekend hosting or quiet solo moments, the space adapts to your rhythm. With allocated parking and a sought-after location close to amenities and green spaces, this is everyday living made easy.

Council Tax band: A

Tenure: Freehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating:







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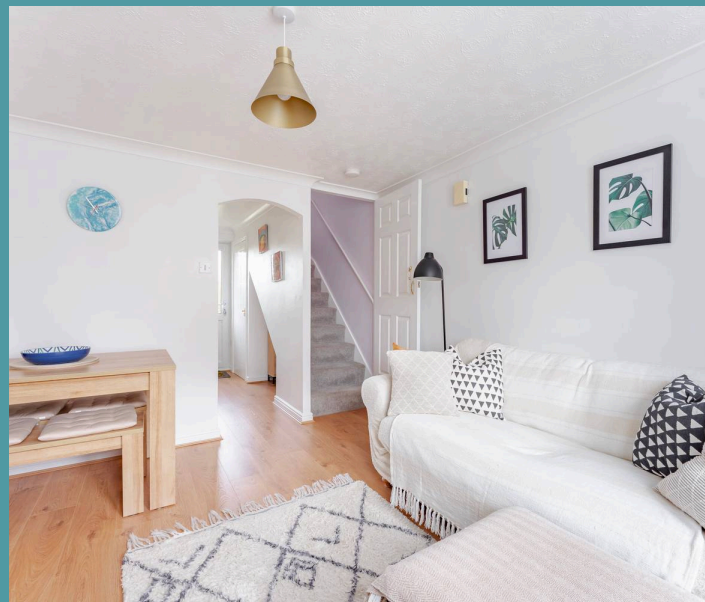
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### The Location

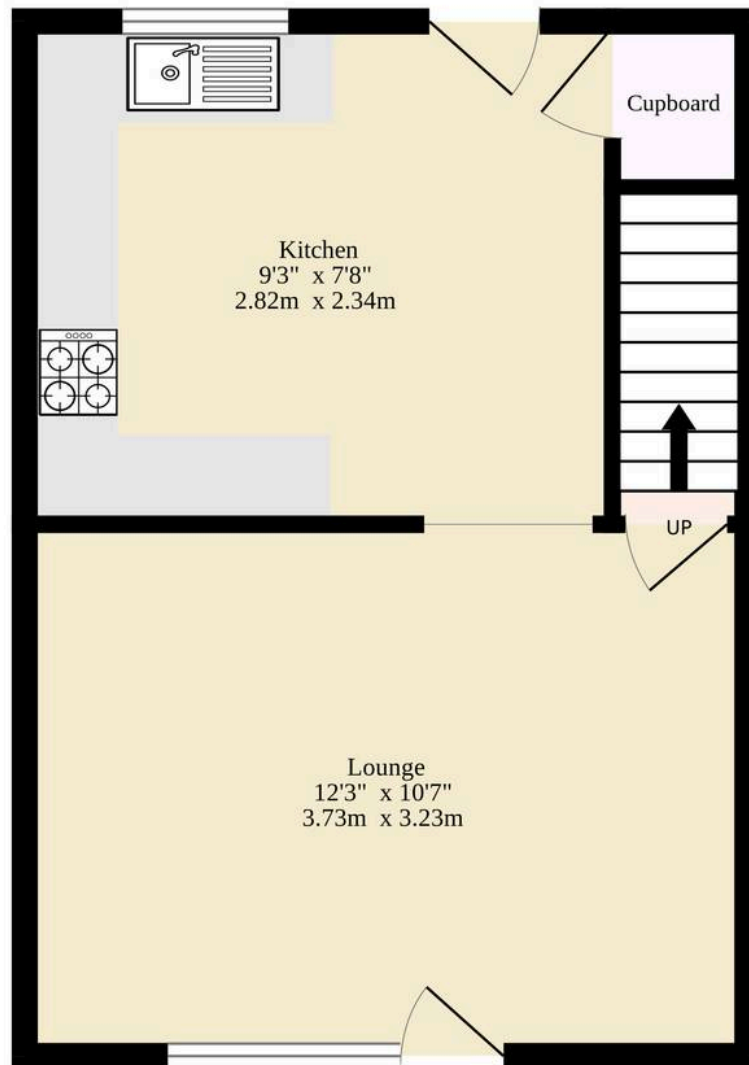
Located on Association Way in the desirable Dussindale area near the vibrant Thorpe community, this property offers a city-outskirted lifestyle. Residents can enjoy leisurely walks along the scenic River Yare while being close to an array of amenities, including cafes, shopping options such as Sainsbury's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

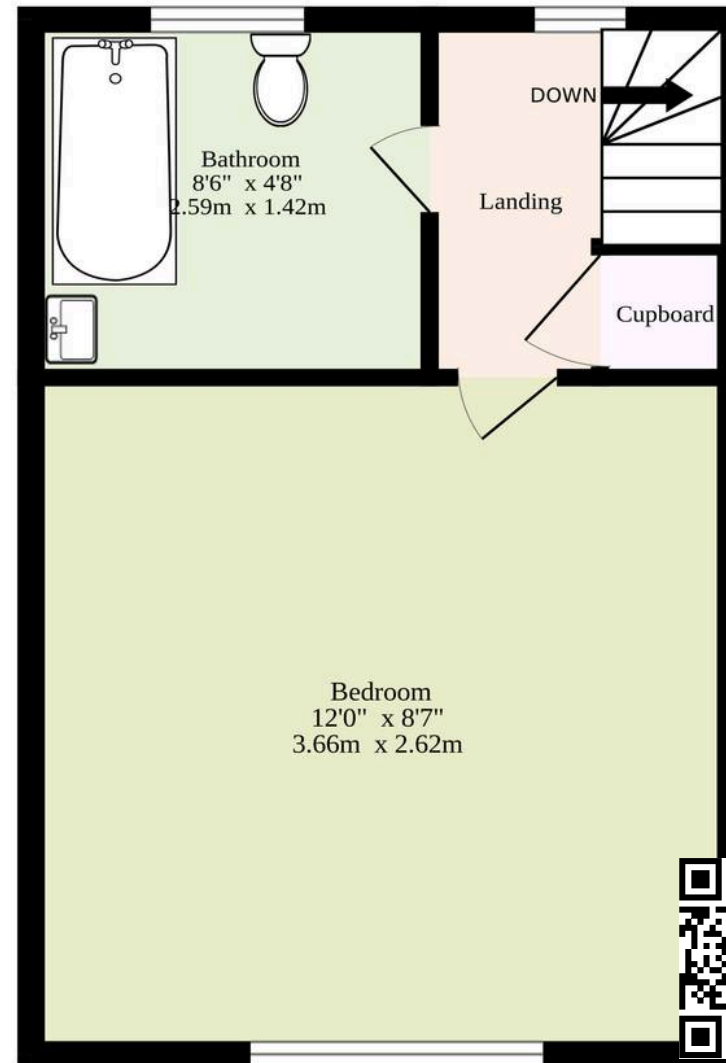




**Ground Floor**  
204 sq.ft. (19.0 sq.m.) approx.



**1st Floor**  
166 sq.ft. (15.4 sq.m.) approx.



**TOTAL FLOOR AREA : 370 sq.ft. (34.4 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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