



1 Lady Mary Road, Norwich

Norwich



Minors & Brady

1 Lady Mary Road

Norwich

Positioned within the ever-popular NR1 postcode, just moments from the heart of Norwich, this chain-free first-floor flat offers an excellent opportunity for first-time buyers or investors seeking both convenience and comfort. The property features a spacious living room enhanced by a large bay window and feature fireplace, creating a bright and welcoming setting for everyday living or hosting friends. A modern kitchen fitted with sleek cabinetry, an integrated oven and under-counter appliance space provides practicality without compromising on style. Two bedrooms include a generous principal room with built-in wardrobes, while the shower room is arranged with a classic three-piece suite. With well-maintained front gardens, off-road parking and the added benefit of a garage for storage, this home combines city accessibility with thoughtful living space in a highly sought-after location.

Agents Notes

Freehold

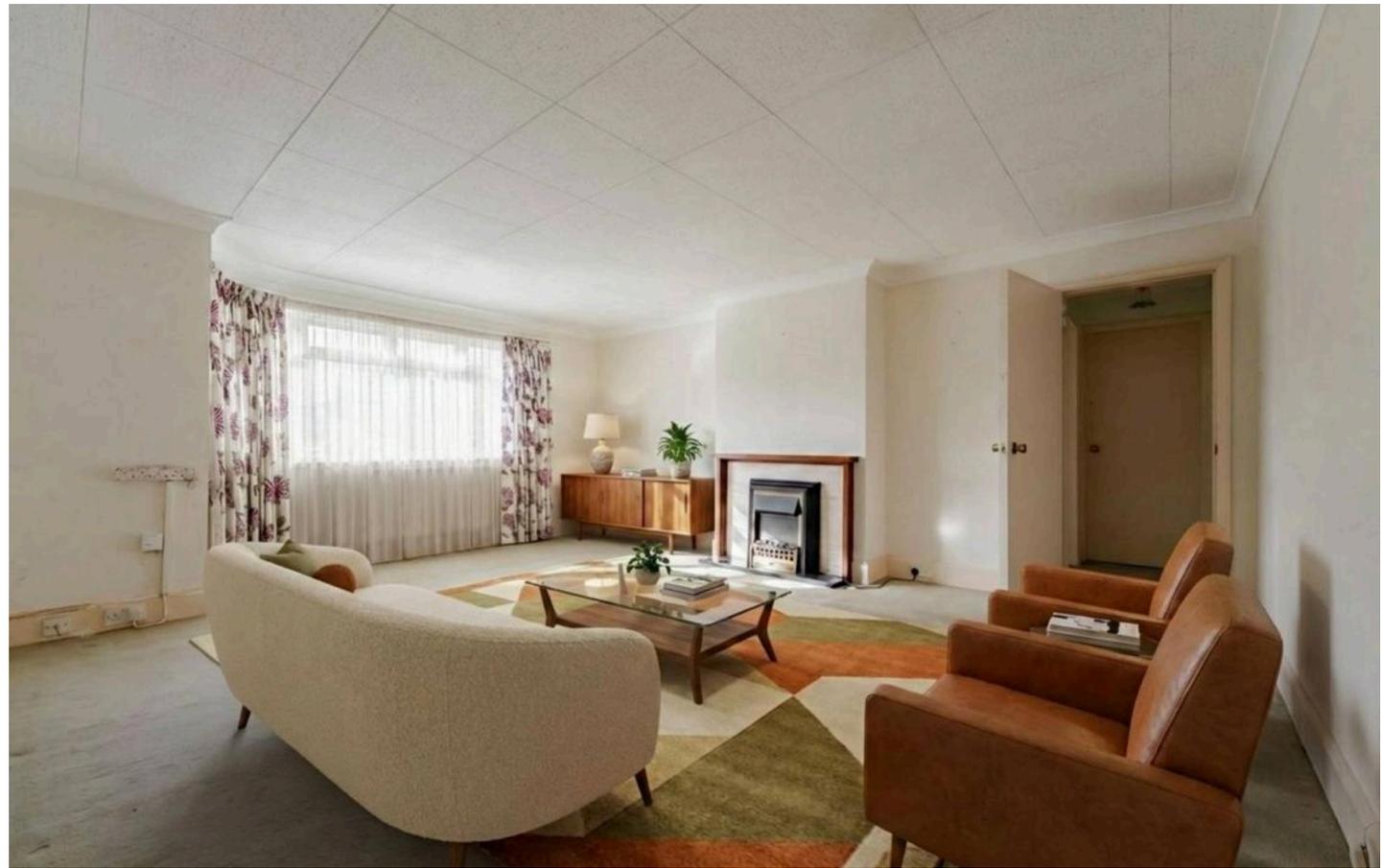
Connected to all mains services.

Shared pathway.

Off-road parking space and garage is located opposite the property.

Please note that we have not been able to verify this information and encourage prospective buyers to look into this with their solicitor before purchasing.

Please be aware that the images have been AI-staged to showcase the furniture in the rooms. We recommend visiting the property in person to fully evaluate the space and its features.





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Location

Lady Mary Road sits in the NR1 area of Norwich, just south of the city centre in the Lakenham/Golden Triangle fringe. It's a primarily residential street within walking and cycling distance of everyday amenities and the city's main retail and leisure offer. For day-to-day shopping, residents are close to convenience stores along Grove Road and Queens Road, with larger supermarkets including Tesco and Aldi within easy reach by foot, bike or a short drive. The independent shops, cafés and services of Unthank Road are also nearby, adding to the local neighbourhood feel, while the city centre, including Chantry Place, provides national retailers, restaurants and leisure facilities.

Families have several schools close by, including Lakenham Primary School and The Hewett Academy, both serving the local area. Independent provision such as Norwich High School for Girls is also within straightforward reach.

Transport connections are practical for commuting and city access. Regular bus services operate along Queens Road and Ipswich Road into the city centre and towards the University of East Anglia and the hospital. Norwich railway station is around a mile and a half away, offering direct services to London Liverpool Street and regional destinations, and the A47 southern bypass is accessible for road travel further afield.



M&B

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This charming first-floor flat is ideally positioned in the highly desirable NR1 postcode, placing you within easy reach of the vibrant heart of Norwich. Perfect for first-time buyers or investors, the property offers a fantastic opportunity to enjoy city living with all essential amenities just a short walk away.

The kitchen has been thoughtfully fitted with modern cabinetry and includes an integrated oven, along with under-counter space for appliances, creating a practical and welcoming space for cooking and meal preparation. The spacious living room is a highlight, featuring a large bay window and a feature fireplace, providing a bright and inviting environment for both relaxation and entertaining guests.

Accommodation comprises two bedrooms, including a generous principal bedroom with a large window and built-in wardrobes, providing ample storage and natural light. The shower room is well-appointed with a classic three-piece suite, offering convenience and style.

Externally, the property benefits from allocated, well-maintained gardens to the front, storage sheds, an off-road parking space, and a garage that is opposite the property, offering additional storage options.

With its superb location, modern comforts, and excellent transport links, this flat presents a wonderful chance to enjoy the lifestyle Norwich has to offer, all without the complications of a chain.



M&B

1st Floor
1103 sq.ft. (102.5 sq.m.) approx.



Sqft Includes The Garage And Sheds

TOTAL FLOOR AREA : 1103 sq.ft. (102.5 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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Dreaming of this home? Let's make it a *reality*



Meet *Liam*
Branch Manager



Meet *Rosie*
Senior Sales Progressor



Meet *Tristan*
Senior Property Valuer

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