



58 Lawson Road, Norwich

Norwich



Guide Price **£230,000**
Minors & Brady

58 Lawson Road

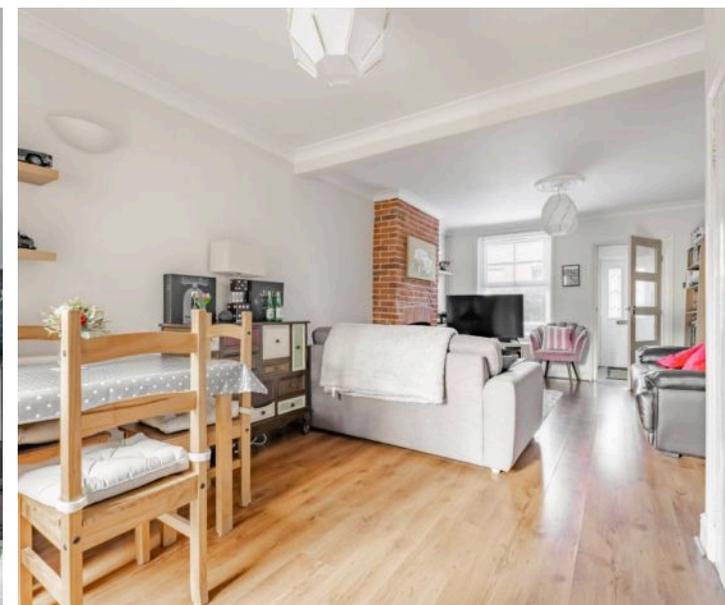
End-terraced position, thoughtful upgrades and plenty of charm define this well-presented home. The property offers move-in-ready accommodation with a welcoming porch leading into a bright and spacious open plan living and dining area. A log burner adds character and warmth, creating an inviting focal point for everyday living. Practical improvements include a combi boiler, replacement windows and doors in 2025, and a flat roof renewed in 2018. Upstairs, two generous double bedrooms provide comfortable and well-proportioned space. The south facing garden is a standout feature, complete with a shed, seating areas and lawn to enjoy throughout the day. With a resin path added in 2024 and rear access via an alleyway, this attractive home combines convenience, comfort and style.

- Attractive end-terraced home in a desirable position
- Stylish open plan living and dining area with log burner, ideal for modern living
- Fitted kitchen with space for built-in cooking appliances
- Two well-proportioned double bedrooms
- Contemporary family bathroom on the ground floor
- Gas fired central heating via combi boiler
- Replacement windows and doors installed in 2025
- Flat roof renewed in 2018 for added peace of mind
- South facing garden with seating areas, shed, resin path (2024) and rear access via alleyway

- **Agents Note**

This property will be sold freehold and connected to mains water, electricity, gas and drainage.

This property does not have entitlement to on or off street parking. We encourage viewers to do their own due diligence in regards to parking arrangements before offering.





M&B

The Location

Located on Lawson Road in Norwich, this property offers the best of both worlds, a residential setting with everyday amenities and the city centre within easy reach. The area has a friendly, lived-in feel, with a good mix of families, young professionals and long-time locals, giving it a settled and welcoming atmosphere.

You've got plenty nearby. Popular local pubs such as The Whalebone and The Rosebery are within easy reach, both well known locally for their welcoming feel and good food and drink. There are also handy local shops and takeaways within walking distance for day-to-day essentials.

For entertainment and evenings out, the Riverside complex is within easy reach, with its range of restaurants, bars and cinema alongside the river. Norwich city centre itself is also close by, offering a wide choice of independent shops, cafés and well-known high street names.

Transport links are straightforward, with regular bus routes serving the area and the city centre just a short journey away by bus, bike or car. The train station is also accessible, making commuting or trips further afield convenient.

For families, there are schools and green spaces in the surrounding area, along with parks where children can play and neighbours often stop for a chat. Overall, Lawson Road provides a practical and comfortable place to live, combining access to the energy of Norwich with the feel of an established local community.



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This attractive end-terraced home is well presented throughout and offers a comfortable, move-in-ready space ideal for a range of buyers. A practical entrance porch provides a useful buffer from the outside and a handy area for coats and shoes before stepping into the main living accommodation.

The ground floor centres around a bright open plan living and dining area, creating a spacious and sociable feel. A log burner serves as a characterful focal point, adding warmth and charm while enhancing the overall atmosphere. The kitchen is fitted with a range of units and space for cooking appliances, offering a functional and well-arranged workspace, with the bathroom completing the ground floor layout.

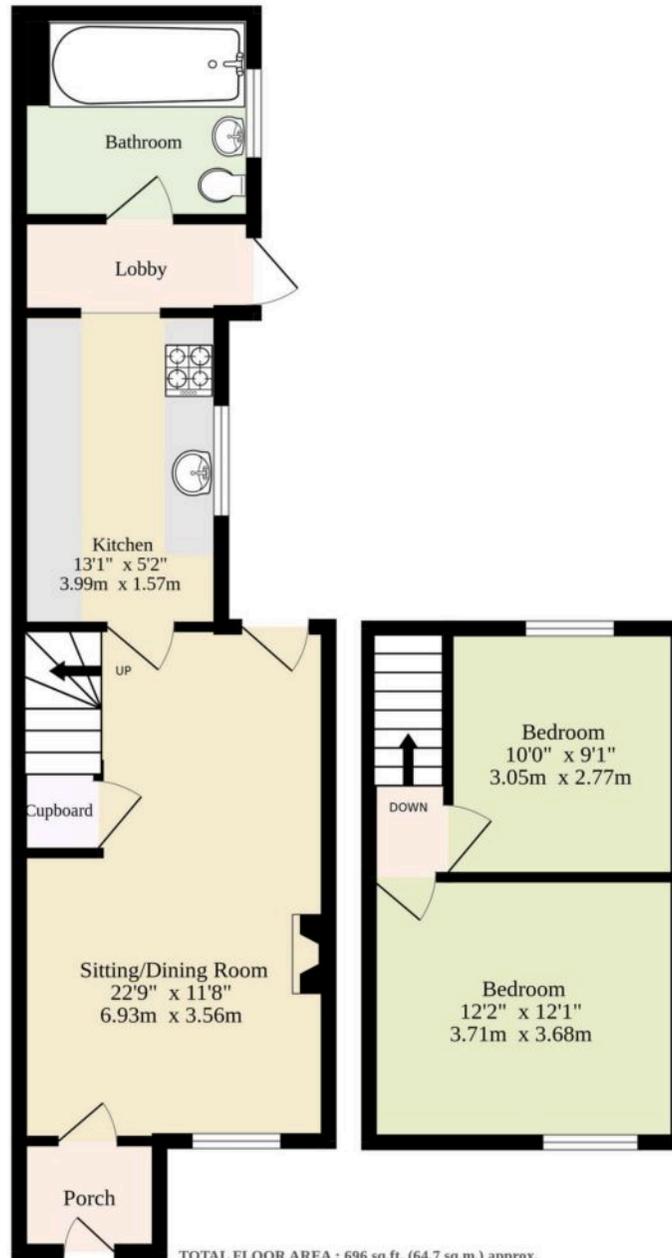
Upstairs, two generous double bedrooms provide well-proportioned accommodation. The property benefits from gas fired central heating via a combi boiler, with further improvements including new windows and doors installed in 2025 and the flat roof having been replaced in 2018, giving added peace of mind.

Outside, the south facing garden is a real highlight, designed to enjoy the sun throughout the day. It offers a combination of seating space and lawn, along with a useful shed for storage. A resin path laid in 2024 enhances the approach to the home, and there is the added convenience of rear access through an alleyway.



Ground Floor
448 sq.ft. (41.6 sq.m.) approx.

1st Floor
248 sq.ft. (23.0 sq.m.) approx.



TOTAL FLOOR AREA : 696 sq.ft. (64.7 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*



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Meet *Rosie*
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Meet *Tristan*
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