



70 Lindford Drive, Norwich
Norwich



Minors & Brady

70 Lindford Drive

Norwich

Situated in a popular residential area to the south west of Norwich, this beautifully presented three-bedroom semi-detached home offers spacious and stylish accommodation that is ready to move straight into. Having been extensively improved by the current owners, the property benefits from fresh decoration throughout, newly fitted flooring and carpeting, updated bathrooms and new kitchen appliances, creating a home that feels bright, modern and exceptionally well cared for.

The generous rear garden enjoys a south-west facing aspect, while the property also offers scope for future extension or reconfiguration, subject to the necessary planning permissions.



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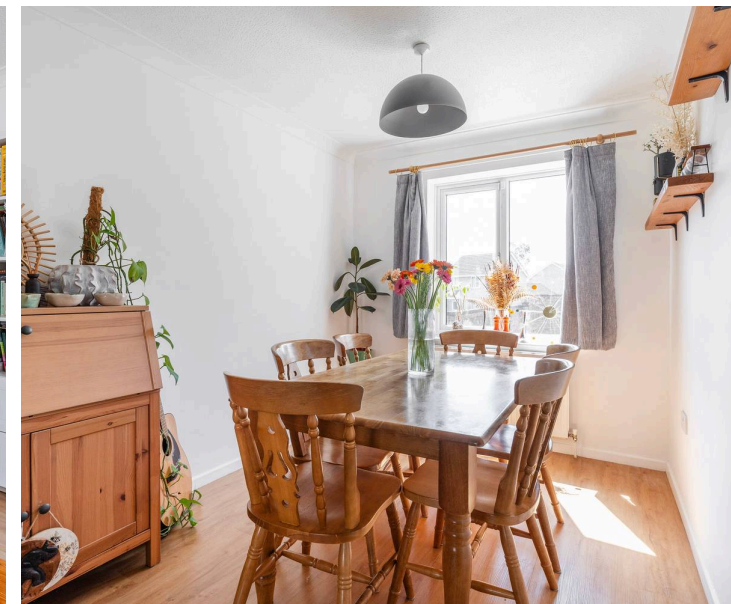
Norwich

- Well presented three bedroom semi-detached home in a popular residential location
- Recently redecorated throughout with a fresh and contemporary finish
- Spacious dual aspect 21ft lounge/diner providing excellent living and entertaining space
- Modern kitchen fitted with new appliances and ample storage
- Newly renovated family bathroom and updated ground floor cloakroom
- New flooring and carpeting throughout the property
- Two generous double bedrooms along with a versatile third bedroom
- South-west facing rear garden enjoying afternoon and evening sunshine
- Easy on street parking along with nearby garage en-bloc
- Potential to extend or reconfigure further, subject to the necessary planning permissions

Council Tax band: C

Tenure: Freehold

EPC Energy Efficiency Rating: C



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Location

Located in the sought-after suburb of Eaton, Lindford Drive enjoys a convenient position to the southwest of Norwich city centre. Eaton is well regarded for its excellent range of local amenities, including shops, cafés, supermarkets, healthcare facilities, and well-regarded schooling options. The area also benefits from regular public transport services and easy access to the A11 and A47, making it particularly convenient for commuting and travel across the region.

Nearby green spaces such as Eaton Park provide opportunities for walking, recreation, and leisure activities, while the city centre offers an extensive selection of retail, dining, cultural, and entertainment venues. The area is also well placed for access to the University of East Anglia and the Norfolk and Norwich University Hospital, both of which are within easy reach.

Lindford Drive

Stepping inside, you are welcomed by an entrance hall with a convenient ground floor cloakroom and staircase rising to the first floor. Positioned to the rear of the property is the kitchen, fitted with a range of storage units and complemented by newly installed appliances, creating a practical and attractive space for everyday living.



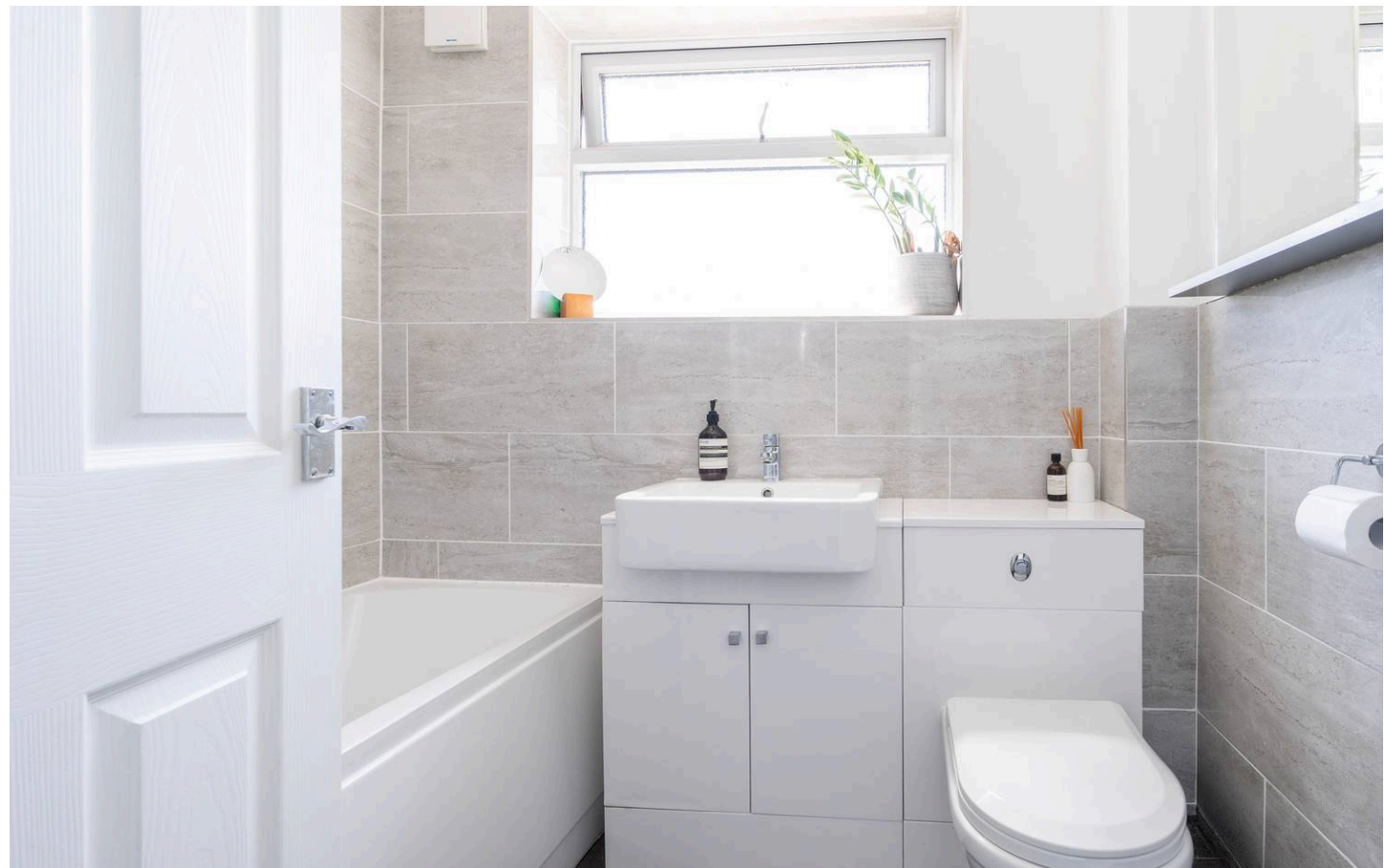
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The heart of the home is undoubtedly the impressive lounge/diner, stretching over 21ft in length and offering plenty of space for both relaxing and entertaining. Large windows and patio doors allow natural light to flood the room while providing views and access to the rear garden.

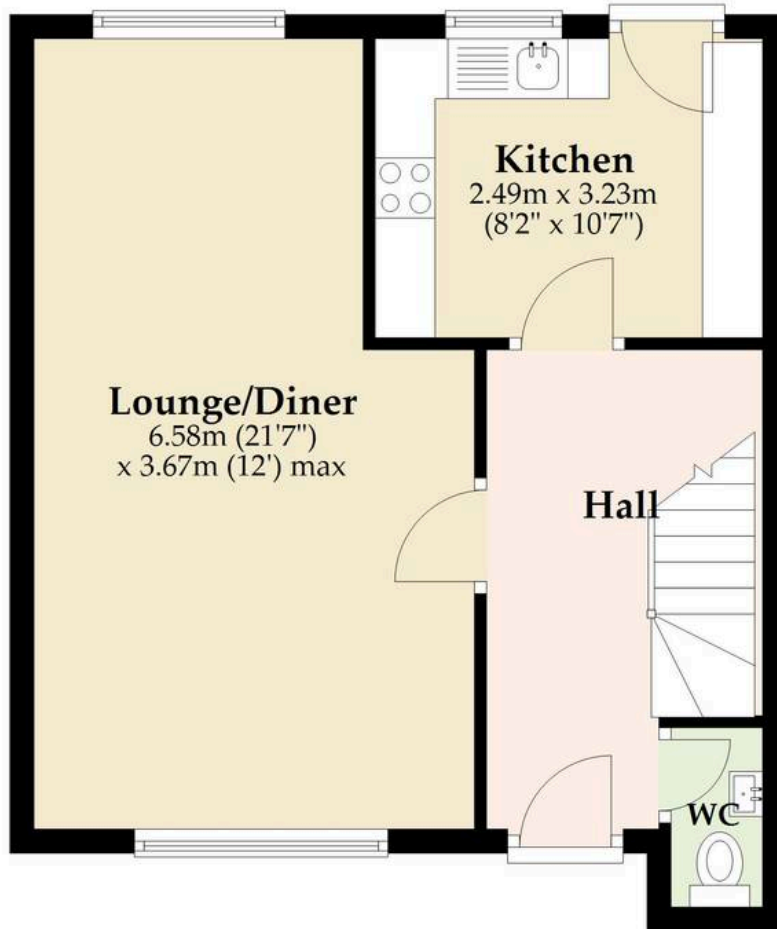
Heading upstairs, the first floor landing leads to three bedrooms, including two particularly well proportioned double rooms. The third bedroom offers flexibility depending on requirements and could work equally well as a nursery, dressing room or home office. Completing the accommodation is the recently modernised family bathroom, finished in a contemporary style and providing a fresh, high quality space.

Outside, the south-west facing rear garden provides an excellent outdoor area to enjoy throughout the day and into the evening, with a combination of lawn and patio space creating the perfect setting for outdoor dining, entertaining or family life. The property also benefits from easy on street parking and a nearby garage en bloc, adding further practicality to this already impressive home.



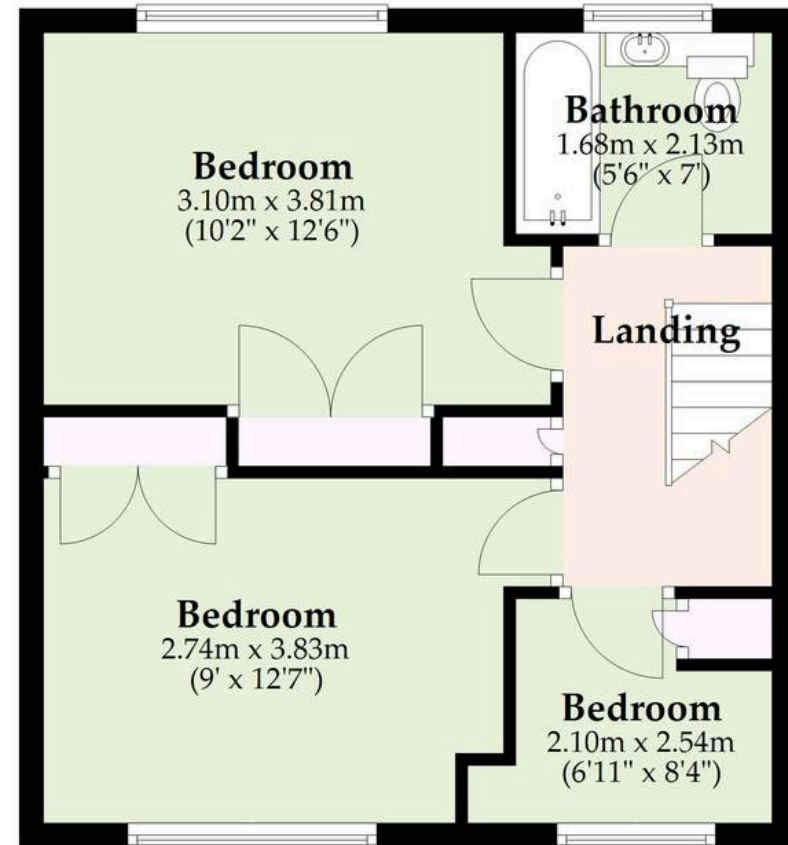
Ground Floor

Approx. 40.4 sq. metres (434.8 sq. feet)



First Floor

Approx. 43.5 sq. metres (468.7 sq. feet)



Total area: approx. 83.9 sq. metres (903.4 sq. feet)

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.

Plan produced using PlanUp.

Dreaming of this home? Let's make it a *reality*.



Meet *Liam*
Branch Manager



Meet *Nagilla*
Aftersales Team Leader



Meet *Tristan*
Senior Property Lister

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