



83 Laurel Court Armstrong Road, Norwich  
Norwich



Minors & Brady

## 83 Laurel Court Armstrong Road

Norwich

Occupying a desirable ground-floor position within the popular Parkside Court development, this well-presented one-bedroom apartment is available exclusively to those aged 55 and over. Designed to offer comfortable, low-maintenance living, the property combines private accommodation with the reassurance of a supportive community environment, including an on-site manager during business hours, a 24-hour care line and a range of communal facilities.

Enjoying a south-facing patio, attractive tree-lined views and easy access to Diss town centre and local supermarkets, this is an excellent opportunity for those seeking independent living in a convenient and well-maintained setting.



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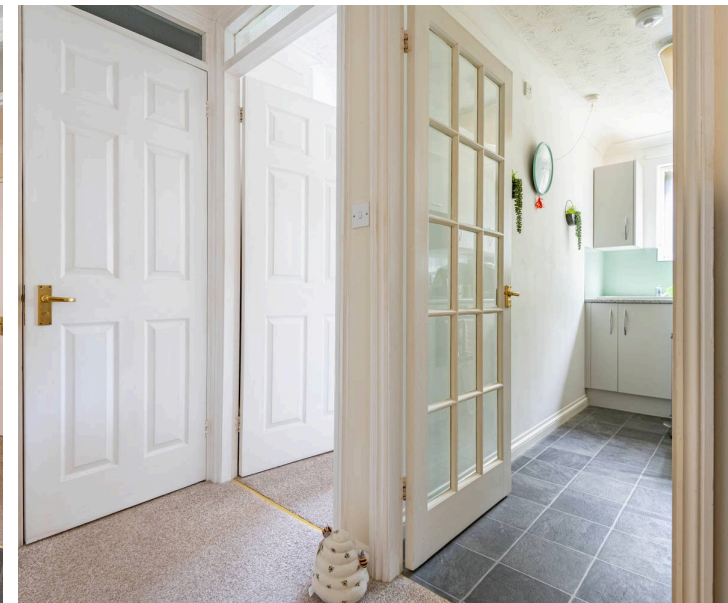
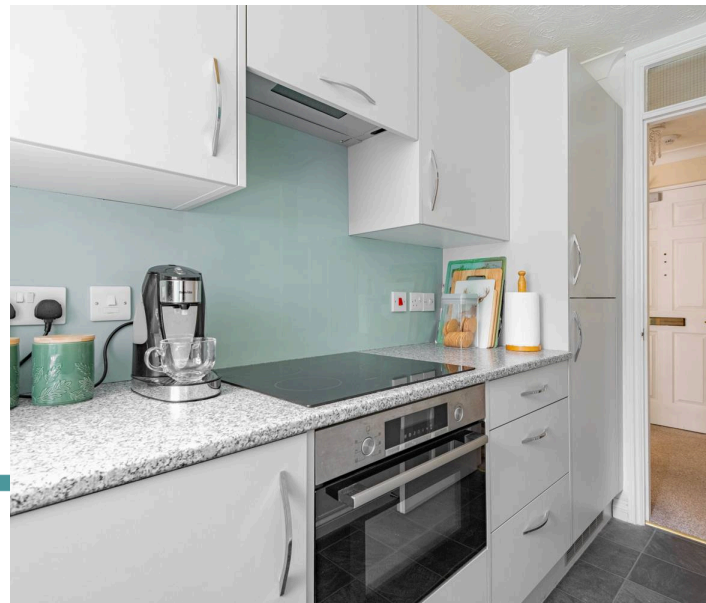
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Norwich

- Well-presented ground floor apartment within a sought-after over 55s development
- Spacious sitting/dining room with large sliding doors overlooking attractive communal green space
- South-facing patio seating area, perfect for enjoying the sunshine throughout the day
- Recently refitted modern kitchen complete with integrated appliances
- Generous double bedroom with fitted wardrobe storage
- Contemporary shower room featuring a large walk-in style double shower cubicle
- Two built-in storage cupboards in the hall providing excellent practicality
- Updated fire regulation front door and smoke alarms fitted throughout for added peace of mind
- Excellent resident facilities including communal gardens, residents' lounge, guest suite, laundry room, 24-hour care line and on-site manager during business hours

Council Tax band: A

Tenure: Leasehold



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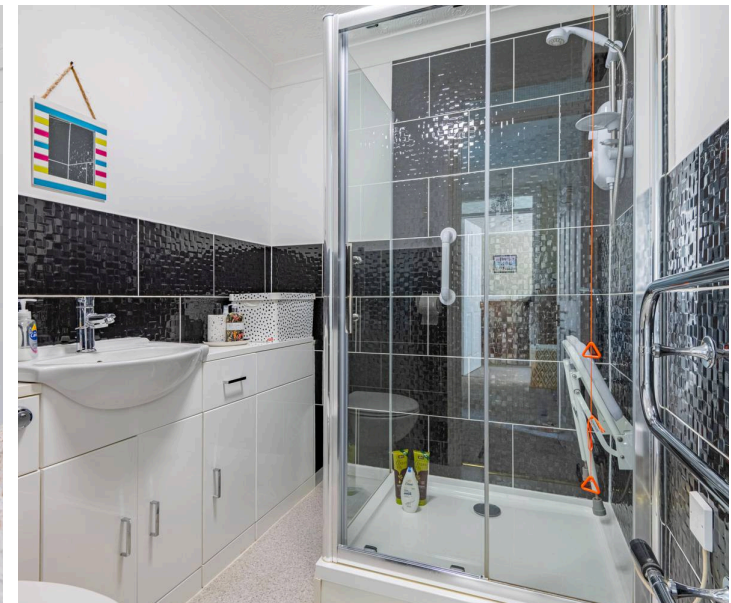
## Location

Situated to the east of Norwich, Laurel Court on Armstrong Road enjoys a convenient location with excellent access to a wide range of amenities and services. The area is well served by supermarkets, retail parks, healthcare facilities, and leisure centres, while regular public transport links provide easy access into Norwich city centre. A selection of well-regarded schools and local conveniences can also be found nearby, making day-to-day living particularly practical.

The location benefits from straightforward access to the A47 and Broadland Northway, connecting to surrounding towns and villages across Norfolk. Nearby green spaces, riverside walks, and attractions such as Mousehold Heath and the Norfolk Broads offer plenty of opportunities to enjoy the outdoors, while Norwich city centre provides an extensive choice of shopping, dining, entertainment, and cultural attractions.

## Armstrong Road

Upon entering the apartment, a central hallway provides access to all accommodation and benefits from two useful built-in storage cupboards. The sitting/dining room is a particularly inviting space, measuring over 16ft in length and offering ample room for both lounge and dining furniture.



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Large sliding patio doors allow natural light to flood the room whilst also providing direct access to the south-facing seating area, creating an ideal spot to relax and enjoy the outlook across the communal green space and mature trees beyond. The kitchen has been refitted to provide a modern and practical workspace, complete with integrated appliances, fitted cabinetry and generous work surface space. Its contemporary finish complements the rest of the apartment and allows any new owner to move straight in and enjoy.

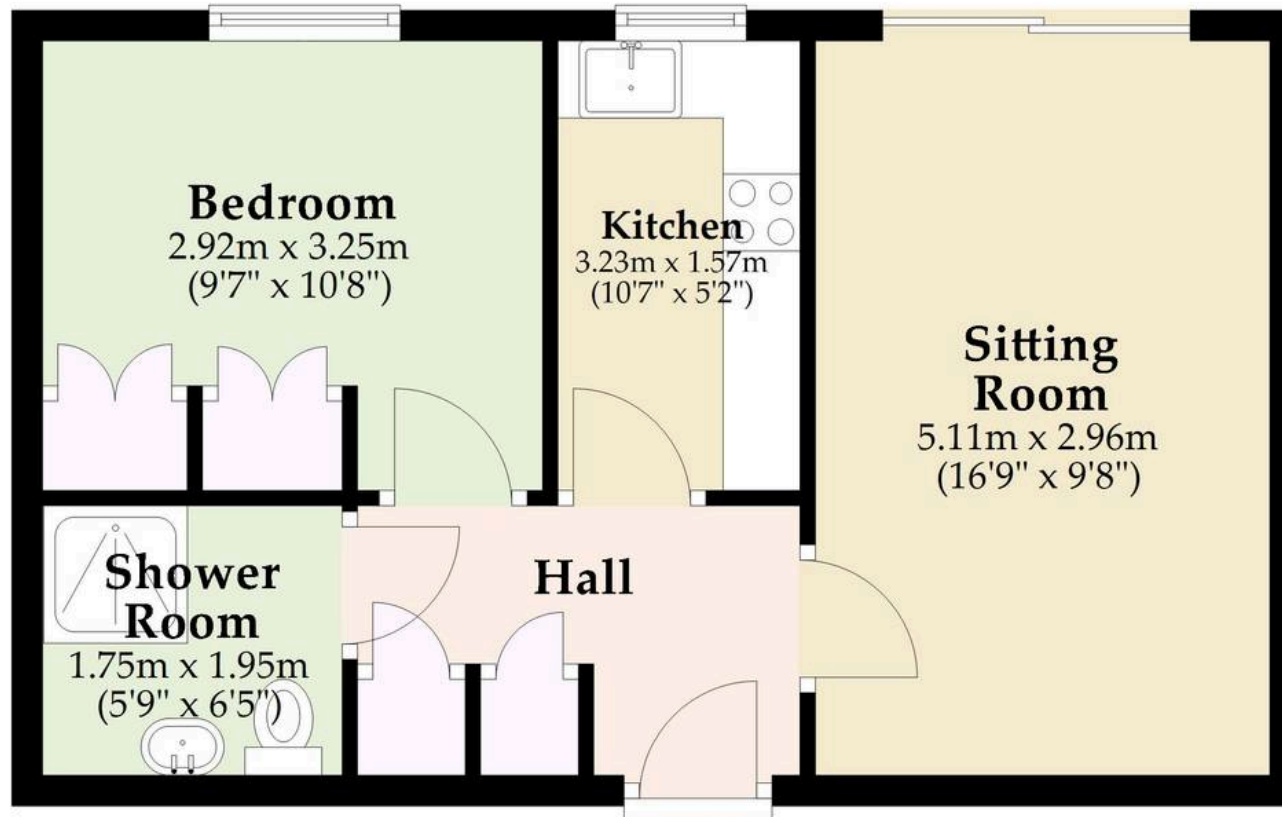
The double bedroom is well proportioned and benefits from fitted wardrobe storage, offering plenty of space for additional furnishings if required. Completing the accommodation is a shower room fitted with a large double shower cubicle, WC, wash basin and useful vanity storage.

Externally, residents enjoy access to beautifully maintained communal grounds, creating pleasant outdoor spaces to enjoy throughout the year. Further benefits of the development include a residents' lounge, guest suite, laundry facilities, non-allocated off-road parking and the added reassurance of an on-site manager and 24-hour care line.



# Ground Floor

Approx. 39.5 sq. metres (425.7 sq. feet)



Total area: approx. 39.5 sq. metres (425.7 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.

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