



21 Laud Close, Norwich

Norwich



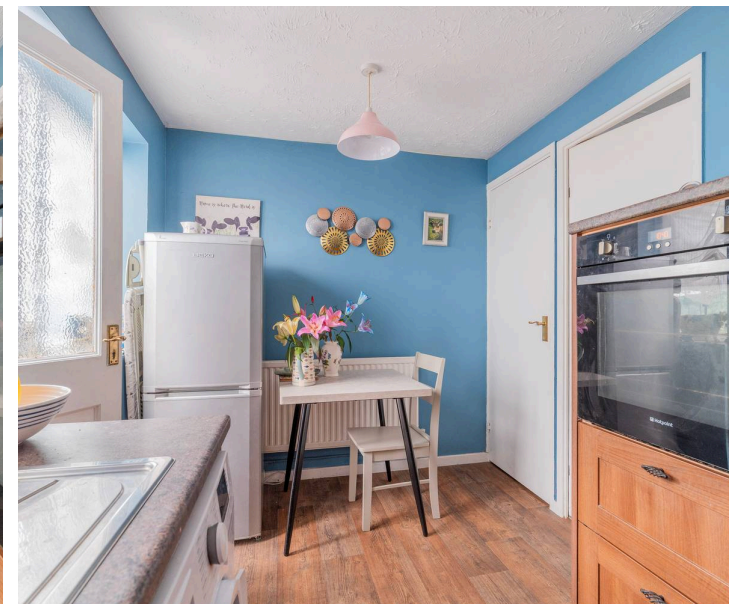
Minors & Brady

21 Laud Close

Norwich

A charming and beautifully maintained home, complemented by a stunning, established garden and versatile living space. This well-presented two-bedroom semi-detached property offers a bright sitting room, a spacious kitchen/dining area and a conservatory that seamlessly extends the ground-floor accommodation. Upstairs, two well-proportioned bedrooms are served by a modern family bathroom, creating a practical layout for a variety of buyers. Outside, the generous rear garden is a true highlight, featuring lawn, patio and raised decking areas surrounded by mature planting. A garage with power and lighting, together with a private driveway, provides excellent storage and off-road parking. Conveniently located close to local amenities, schools and transport links, this is a home that effortlessly combines comfort, practicality and outdoor appeal.

- Well-presented two-bedroom semi-detached home
- Bright and welcoming sitting room
- Spacious kitchen/dining area overlooking the rear garden
- Versatile conservatory providing additional living space
- Two well-proportioned bedrooms, including built-in storage to the principal bedroom
- Modern family bathroom with shower over the bath
- Generous rear garden with lawn, patio and raised decking areas
- Established planting creating an attractive and private outdoor setting
- Garage with power and lighting plus private driveway parking
- Sought-after location close to amenities, schools and transport links



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The Location

Situated within Dussindale, a highly regarded residential development forming part of the wider Thorpe St Andrew area to the east of Norwich, this location offers an excellent balance of convenience, community and connectivity. Popular with families and professionals alike, the area benefits from a range of everyday amenities, well-regarded schooling and easy access to both the city centre and surrounding countryside.

Residents enjoy convenient access to nearby supermarkets, retail facilities and leisure amenities, while the neighbouring Riverside area and Norwich city centre provide an extensive selection of shopping, dining and entertainment options. Families are particularly well catered for, with a number of respected schools located within Thorpe St Andrew and the surrounding area.

The property is well positioned for commuters, with regular bus services operating throughout Dussindale and Thorpe St Andrew, providing straightforward connections into Norwich city centre, which is just a short journey away. Excellent road links also allow easy access to the A47, connecting to the wider Norfolk road network.

For those who enjoy the outdoors, the stunning Norfolk Broads are only a short distance away, offering scenic walks, boating opportunities and a wealth of water-based activities. Norfolk's beautiful coastline can also be reached in around half an hour by car, whilst Norwich International Airport is conveniently accessible for both domestic and international travel.



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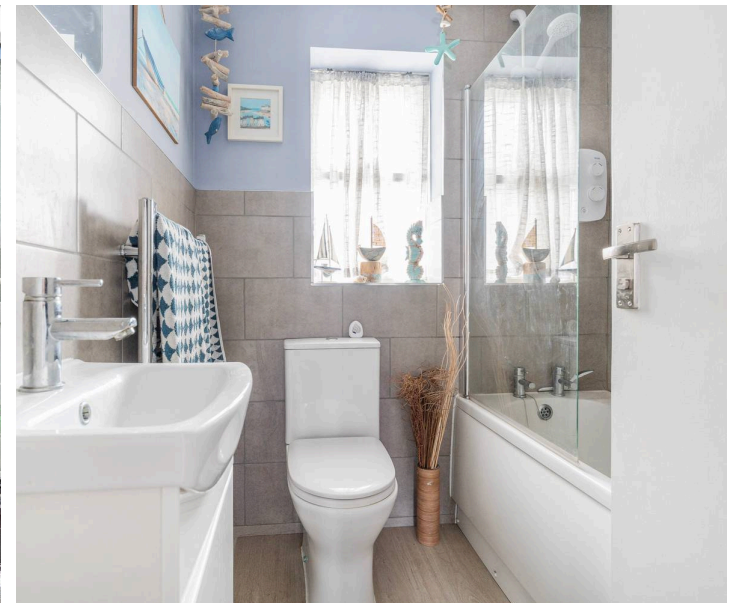
Norwich

Laud Close, Dussindale

This well-presented two-bedroom semi-detached home offers comfortable and practical accommodation throughout, making it an excellent choice for first-time buyers, downsizers or those seeking a home in a convenient and established location. Beautifully maintained and thoughtfully arranged, the property combines bright living spaces with a generous garden, garage and private parking.

Stepping inside, a welcoming entrance leads through to a comfortable sitting room, providing an inviting space to relax and unwind. Well-proportioned and filled with natural light, this room creates a warm and homely atmosphere, perfectly suited to everyday living.

To the rear of the property, the kitchen and dining area forms the heart of the home. Offering ample storage and workspace, this versatile room provides plenty of space for cooking, dining and entertaining. Adjacent to the kitchen is a spacious conservatory that significantly enhances the living accommodation, offering an additional reception area with views over the garden and direct access outside. Whether used as a dining space, garden room or place to simply enjoy the surroundings, it is a valuable extension of the home.



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The first floor comprises two well-proportioned bedrooms, both offering comfortable accommodation and flexibility for a range of buyers. The principal bedroom benefits from useful built-in storage, helping to maximise floor space and practicality. Serving both bedrooms is a modern family bathroom, fitted with a contemporary suite and shower over the bath.

Outside, the rear garden is a particular highlight and has clearly been lovingly maintained. A generous patio area provides the ideal setting for outdoor dining and entertaining, while the lawn creates an attractive green space for families, gardening enthusiasts or those simply looking to enjoy the outdoors. Established planting, mature borders and a feature tree add colour, privacy and interest throughout the seasons, while a raised decking area offers an additional spot to sit and relax.

Further benefits include access to the rear of the garage, which is equipped with power and lighting, providing excellent storage, workshop potential or secure parking. A side gate allows convenient access between the front and rear gardens.

To the front, the property is attractively presented with a lawned garden complemented by mature planting and decorative borders. A private driveway provides valuable off-road parking and leads to the garage.

Agents Note

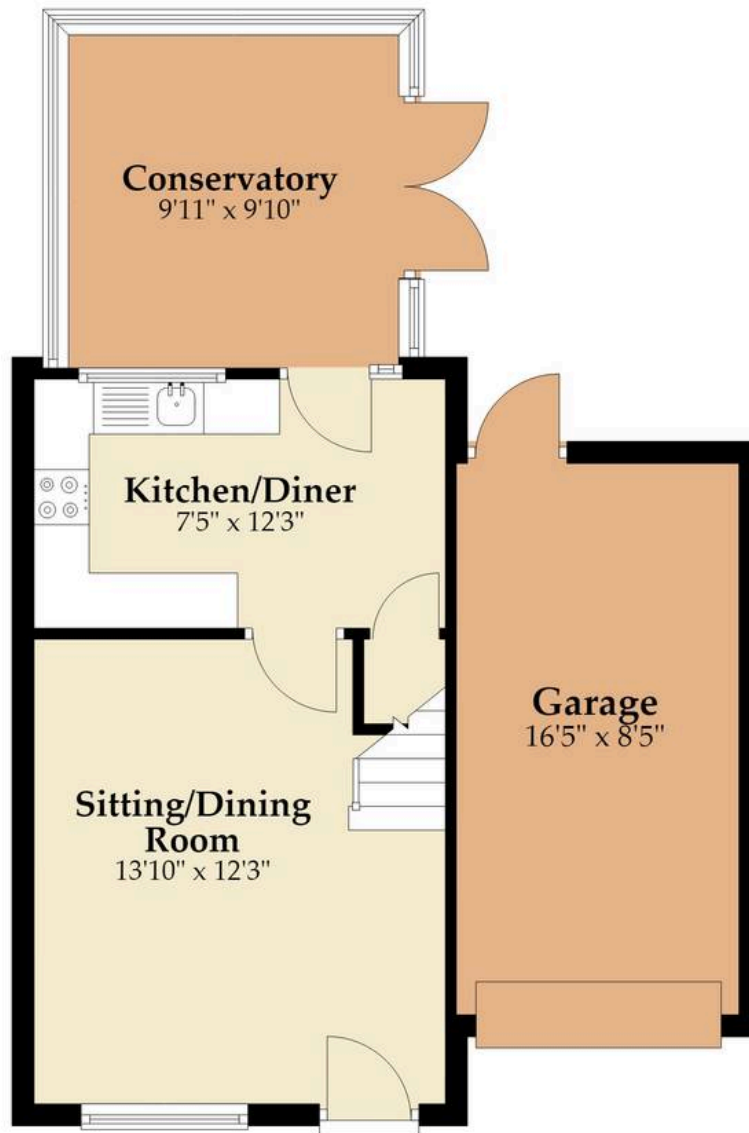
This property will be sold freehold and connected to mains water, electricity, gas and drainage.



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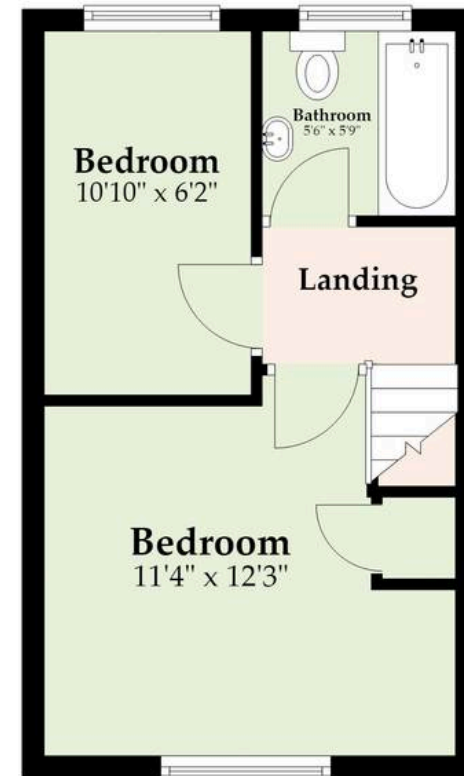
Ground Floor

Approx. 508.5 sq. feet



First Floor

Approx. 279.4 sq. feet



Total area: approx. 787.9 sq. feet

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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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