



23 Lion Wood Road, Norwich

Minors & Brady



23 Lion Wood Road

Norwich

Packed with potential, this three-bedroom home offers an exciting opportunity for buyers looking to renovate and add value. The property features a spacious lounge, kitchen/dining room, ground-floor bathroom, separate W.C., and three first-floor bedrooms. Outside, a generous rear garden provides plenty of scope for landscaping and improvement. While the property would benefit from modernisation throughout, it offers a solid foundation for a future project. A valuable advantage is the roof having been replaced within the last five years. Ideal for investors, developers, or buyers keen to create a home tailored to their own tastes.

- Fantastic renovation project with huge scope for improvement
- Three-bedroom home with well-proportioned accommodation
- Spacious lounge with excellent potential for modernisation
- Generous kitchen/dining room ideal for reconfiguration
- Ground floor bathroom and separate W.C.
- Large rear garden offering endless landscaping possibilities
- Roof replaced within the last five years
- Opportunity to add significant value and personalise throughout
- Offered with plenty of potential to create a superb family home
- Ideal purchase for investors, developers, or project seekers



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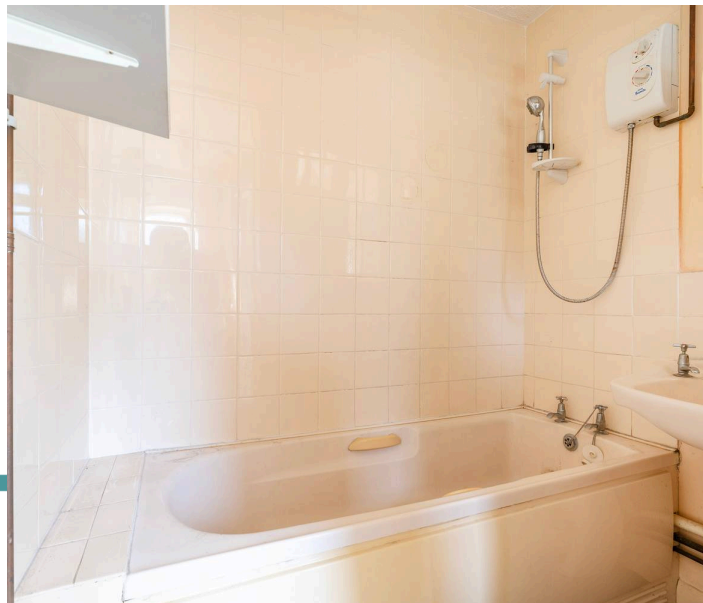
The Location

The property is ideally situated within easy reach of Norwich city centre, one of the UK's most historic and vibrant cathedral cities. Renowned for its rich heritage, Norwich offers an exceptional blend of period architecture, cultural attractions and modern amenities, including an extensive range of independent retailers, high street brands, restaurants, cafés and leisure facilities. The city is home to the iconic Norwich Cathedral, Norwich Castle and the bustling Norwich Market, widely regarded as one of the oldest and largest open-air markets in the country.

Norwich Railway Station is within convenient walking distance and provides regular services to destinations including London Liverpool Street, Cambridge and Ipswich, making the property well placed for commuters and those travelling further afield. Excellent road links also provide access to the A47 and wider Norfolk road network.

The surrounding area benefits from an excellent range of local amenities, including supermarkets, convenience stores, schools, healthcare facilities, public houses and recreational spaces. Several parks and green open spaces can be found nearby, offering opportunities for walking, cycling and outdoor leisure activities.

Norwich is also recognised as a leading centre for education and healthcare, with both the University of East Anglia and the Norfolk and Norwich University Hospital located within easy reach. The city continues to attract professionals, students and families alike, thanks to its strong employment opportunities, thriving arts scene and excellent quality of life.



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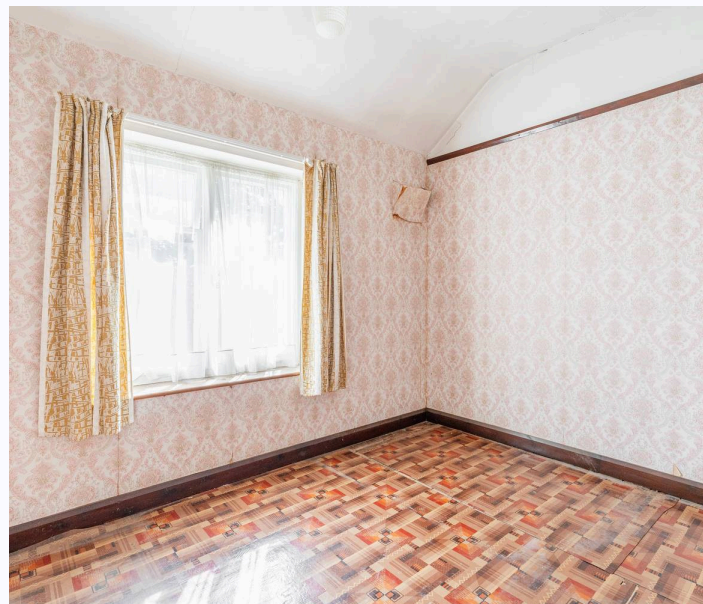
Offered with fantastic potential, this three-bedroom home presents an exciting opportunity for buyers looking to undertake a renovation project and create a property tailored to their own tastes and requirements. In need of modernisation throughout, the home provides a solid foundation with well-proportioned accommodation, a generous garden, and plenty of scope to add value.

A notable benefit is that the roof has been replaced within the last five years, providing reassurance for prospective purchasers embarking on a refurbishment project.

The accommodation begins with an entrance hall leading into a spacious lounge, offering plenty of room for both seating and entertaining. From here, access leads through to the kitchen/dining room, providing a practical layout with space for both cooking and dining.

To the rear of the property is a lobby area giving access to the family bathroom and separate W.C., creating a functional arrangement that could be reconfigured or enhanced as part of any future improvements.

The first floor comprises three bedrooms, all offering accommodation suitable for families, guests, or those requiring additional space for a home office or hobby room. The principal bedroom is particularly generous in size, while the remaining bedrooms provide flexibility to suit a range of lifestyles.



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Outside, the property benefits from a sizeable rear garden which is currently in need of attention and improvement but offers excellent potential for transformation. Whether creating a family-friendly lawn, landscaped entertaining area, productive vegetable garden, or attractive outdoor retreat, there is ample space to create something special.

Agent's Note

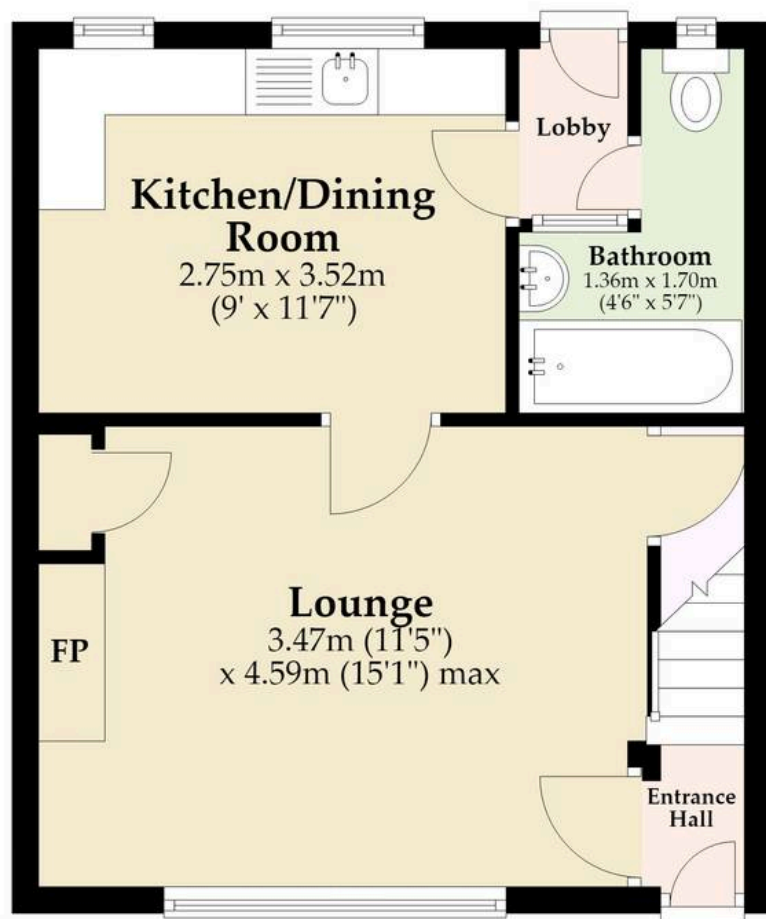
This property will be sold freehold and connected to mains gas (back-boiler), electricity, water and drainage.



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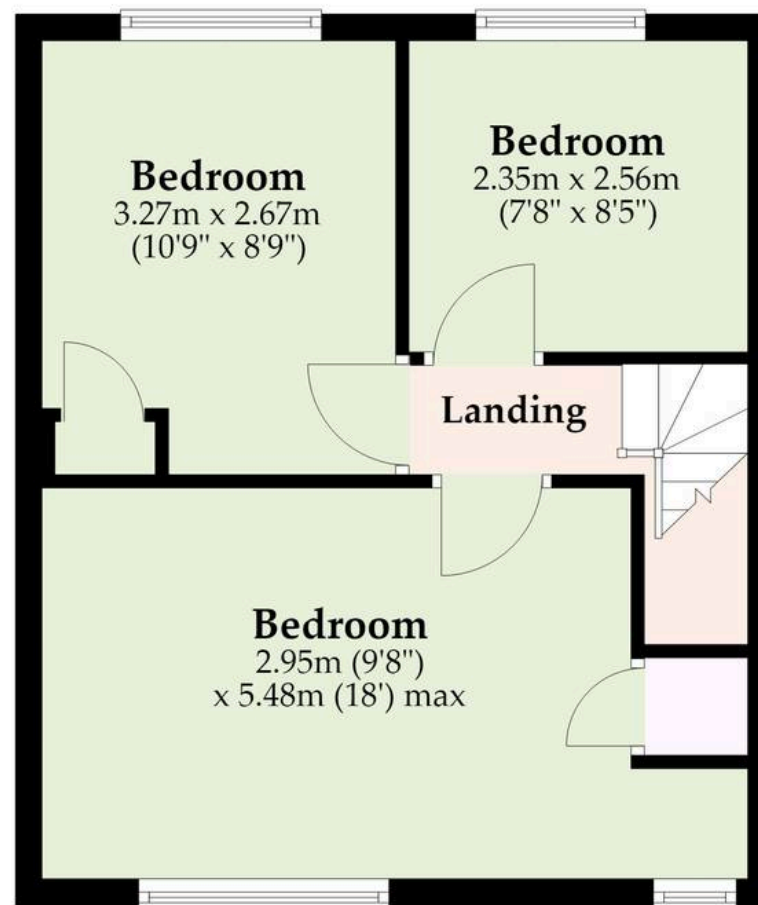
Ground Floor

Approx. 33.9 sq. metres (364.5 sq. feet)



First Floor

Approx. 33.7 sq. metres (362.2 sq. feet)



Total area: approx. 67.5 sq. metres (726.7 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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