



2 Fountains Road, Norwich

Minors & Brady



2 Fountains Road

Norwich

Occupying a generous corner plot in the highly sought-after NR4 postcode, this spacious three-bedroom semi-detached home combines versatile living with excellent outdoor space and off-road parking. The property offers approximately 931 sq. ft. (stms) of well-balanced accommodation, including an impressive 20ft sitting room and a sociable kitchen/dining room ideal for modern family life. Practical additions such as a utility area, ground floor WC, separate wet room and first-floor bathroom facilities enhance everyday convenience. Upstairs, three comfortable bedrooms provide flexible living arrangements for families, professionals or those working from home. Outside, a low-maintenance garden and driveway parking complete this attractive home, all within easy reach of Norwich, schools, transport links and local amenities.

- Generous corner plot position within the desirable NR4 postcode
- Spacious three-bedroom semi-detached family home
- Approximately 931 sq. ft. (stms) of internal accommodation
- Impressive dual-aspect sitting room extending to over 20ft in length
- Well-appointed kitchen/dining room ideal for everyday living and entertaining
- Practical utility area providing additional storage and workspace
- Ground floor WC alongside separate wet room facilities
- Three well-proportioned bedrooms including two comfortable doubles
- Low-maintenance enclosed garden designed for easy upkeep and enjoyment
- Driveway providing valuable off-road parking in a popular residential setting



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Fountains Road is situated within the sought-after suburb of Lakenham, to the south of Norwich city centre. This convenient and well-connected location combines easy access to the city with a wide range of local amenities, making it a popular choice for families, professionals, and first-time buyers alike.

Lakenham benefits from an excellent selection of everyday facilities, including supermarkets, convenience stores, cafés, healthcare services, and well-regarded schools.

Norwich city centre is easily accessible and provides an extensive range of shopping, dining, and entertainment options, alongside a rich blend of historic landmarks, cultural attractions, theatres, and nightlife. The nearby Riverside development further enhances the area's appeal, offering restaurants, bars, a multiplex cinema, gym facilities, and leisure amenities.

For shopping and everyday convenience, the property is well placed for access to a number of retail parks, including those home to major retailers such as IKEA, Pets at Home, B&Q, and other national brands. A large Tesco Extra is also within a short drive, providing comprehensive grocery and household shopping.

Fountains Road is particularly attractive for commuters, benefiting from excellent transport connections. The nearby A47 Southern Bypass provides swift links around Norwich and onwards to Great Yarmouth, King's Lynn, Cambridge, and the wider road network. Norwich Railway Station is also within easy reach, offering regular services to London Liverpool Street, Cambridge, and other regional destinations, while frequent bus routes provide convenient access throughout the city and surrounding areas.



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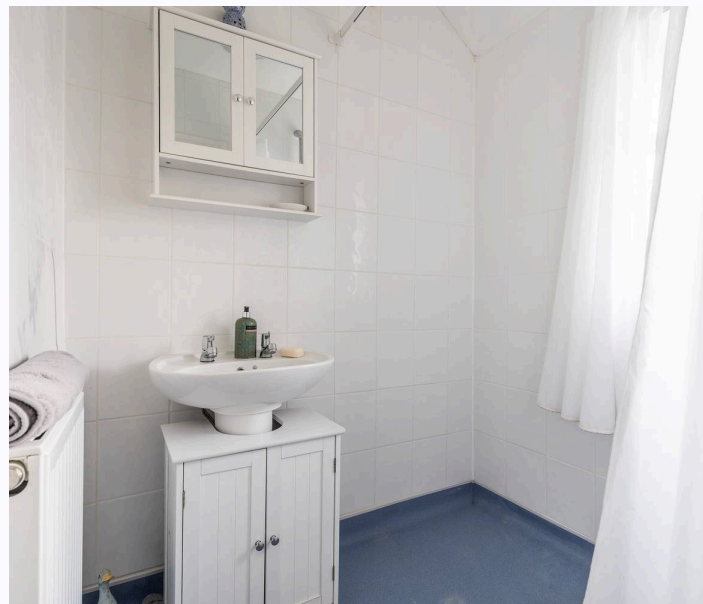
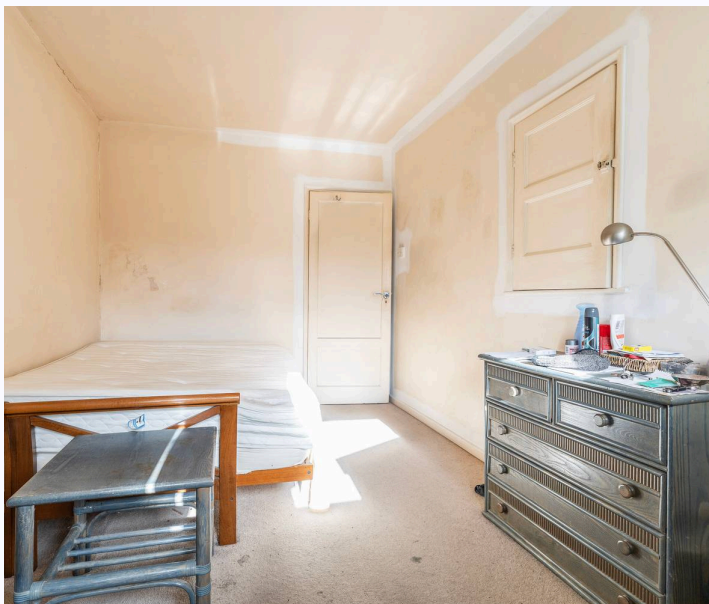
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Set a generous corner plot position within the ever-popular NR4 postcode, this well-presented three-bedroom semi-detached home offers spacious accommodation, off-road parking and a low-maintenance outdoor space, making it an excellent choice for families, first-time buyers and those seeking convenient access to Norwich and surrounding amenities.

The property enjoys a practical layout extending to approximately 931 sq. ft. (stms), providing a comfortable footprint across two floors. An entrance hall welcomes you into the home, leading through to a bright sitting room stretching over 20ft in length. This impressive reception space offers ample room for both relaxation and entertaining, with natural light enhancing the sense of space throughout.

To the rear, the kitchen/dining room provides a sociable setting for everyday living, offering plenty of workspace alongside room for dining furniture. A useful utility area adds further practicality, whilst a ground-floor WC is conveniently positioned for guests and day-to-day use.

Upstairs, the property continues to impress with three bedrooms, including two well-proportioned doubles and a comfortable third bedroom which could equally serve as a nursery, home office or dressing room. The accommodation is complemented by a bathroom, separate WC and additional wet room facilities, providing flexibility for busy households.



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Outside, the corner plot position offers a sense of openness and additional outdoor space compared to many similar homes. The garden has been designed with ease of maintenance in mind, allowing more time to enjoy the space rather than maintain it. Driveway parking provides the valuable benefit of off-road parking, a sought-after feature within this established residential location.

Agent's Note

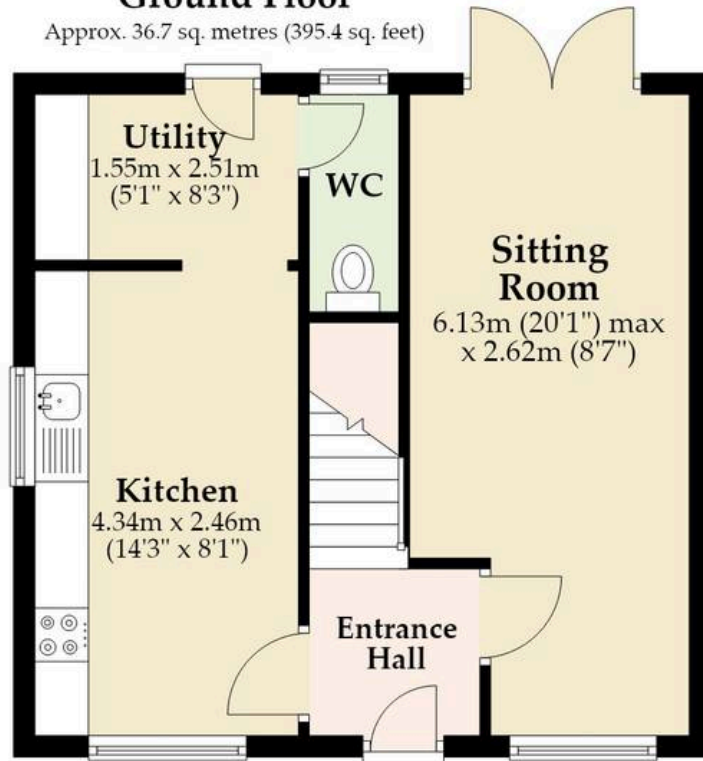
This property will be sold freehold and connected to mains water, electricity, gas and drainage.



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Ground Floor

Approx. 36.7 sq. metres (395.4 sq. feet)



First Floor

Approx. 49.8 sq. metres (536.1 sq. feet)



Total area: approx. 86.5 sq. metres (931.5 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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