

14 Keyes Road, Norwich

Minors & Brady

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Norwich

Offering well-balanced accommodation across two floors, this three-bedroom home combines separate living and dining spaces with an enclosed rear garden and a range of practical improvements. The ground floor provides a comfortable lounge, a separate dining room and a fitted kitchen with underfloor heating, creating a functional layout for everyday living and entertaining. Upstairs, there are three bedrooms, including two double rooms, with the principal bedroom benefiting from built-in storage, alongside a family bathroom. Outside, the enclosed rear garden features a paved area and secure six-foot fencing, while additional benefits include solar panels with battery back-up, an EV charging port and security lighting. Situated in Lakenham, the property is conveniently placed for local amenities, schools and transport connections, with further improvements including a recently painted exterior and replaced guttering, fascias and barge boards.

- Guide Price: £270,000 - £290,000
- Three-bedroom home arranged over two floors
- Separate fitted kitchen with practical workspace
- Dining room offering a dedicated space for family meals and entertaining
- Well-proportioned lounge with a fireplace
- Two double bedrooms and a third single bedroom
- First-floor family bathroom with a bath, wash basin and WC
- Enclosed rear garden offering a private outdoor space
- Solar panels, EV charging port and security lighting
- Close to local amenities, schools and transport links

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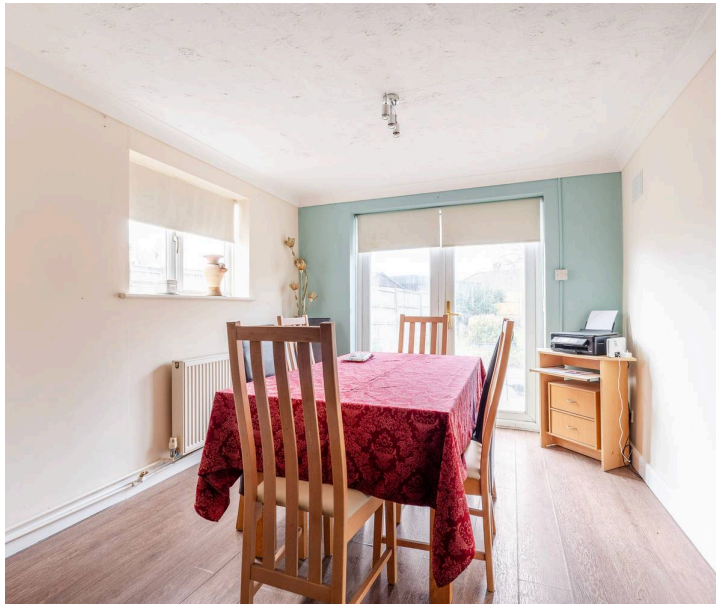



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The Location

Keyes Road is situated within the residential area of Lakenham, to the south of Norwich city centre, offering convenient access to everyday amenities and the wider range of facilities available throughout the city. For daily shopping, residents have several options nearby, including Aldi, Co-op and The Food Warehouse, while the Hall Road Retail Park provides a wider selection of retailers. The surrounding area also offers local convenience stores, takeaways, cafés and other everyday services, with additional independent shops, restaurants and leisure facilities available in central Norwich. Healthcare facilities and pharmacies can also be found within the surrounding neighbourhood, adding to the area's practical appeal.

Families have access to a selection of nearby educational facilities, including Lakenham Primary School, Edith Cavell Academy and Nursery, and Hewett Academy. Norwich city centre is approximately a mile away, providing access to a broader choice of shopping, dining and entertainment, including Chantry Place, Norwich Market and the city's historic attractions. Norwich railway station is approximately 1.1 miles away, offering rail connections to London Liverpool Street and other regional destinations. Local bus services provide further connections around Norwich, while the A146 and A47 southern bypass offer road links for journeys further afield. For outdoor recreation, Jubilee Park and Lakenham Recreation Ground provide nearby green spaces, with the wider city's parks and riverside walks offering further opportunities to enjoy time outdoors. Overall, Lakenham provides a practical setting for those looking to combine residential surroundings with convenient access to Norwich's amenities, employment opportunities and transport network.

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The property can be accessed directly into either the lounge or kitchen, with both providing access to the ground-floor accommodation. The lounge is a well-proportioned reception room, offering space for comfortable seating and featuring a fireplace as a focal point. From here, the accommodation leads through to the separate dining area, which provides space for a dining table and chairs, with double doors opening outwards to the garden. The kitchen is positioned separately and offers a range of fitted units, worktop space and provision for cooking appliances, together with a sink and window providing natural light. The kitchen also benefits from underfloor heating, adding further comfort to the space.

Stairs rise to the first-floor landing, which provides access to all three bedrooms and the family bathroom. The principal bedroom offers space for a double bed, additional bedroom furniture and the benefit of built-in storage, providing practical convenience and helping to maximise the available floor space. The second bedroom is also a double room, providing further flexibility for family members or guests. The third bedroom is smaller in size and could alternatively accommodate a single bed or be used as a home office, subject to individual requirements. Completing the first floor is the family bathroom, fitted with a bath, wash basin and WC.

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Outside, the enclosed rear garden is secured by six-foot fencing and includes a paved area, with taps and electrical power available at both the front and rear of the property. Security lighting provides additional peace of mind, while an EV charging port offers convenience for electric vehicle owners. The property also benefits from solar panels with battery back-up, adding to its energy efficiency. A padlocked security gate is fitted at the top of the passage, providing an additional security measure.

Agent's Note

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

This property has gas central heating.

Council Tax Band: A

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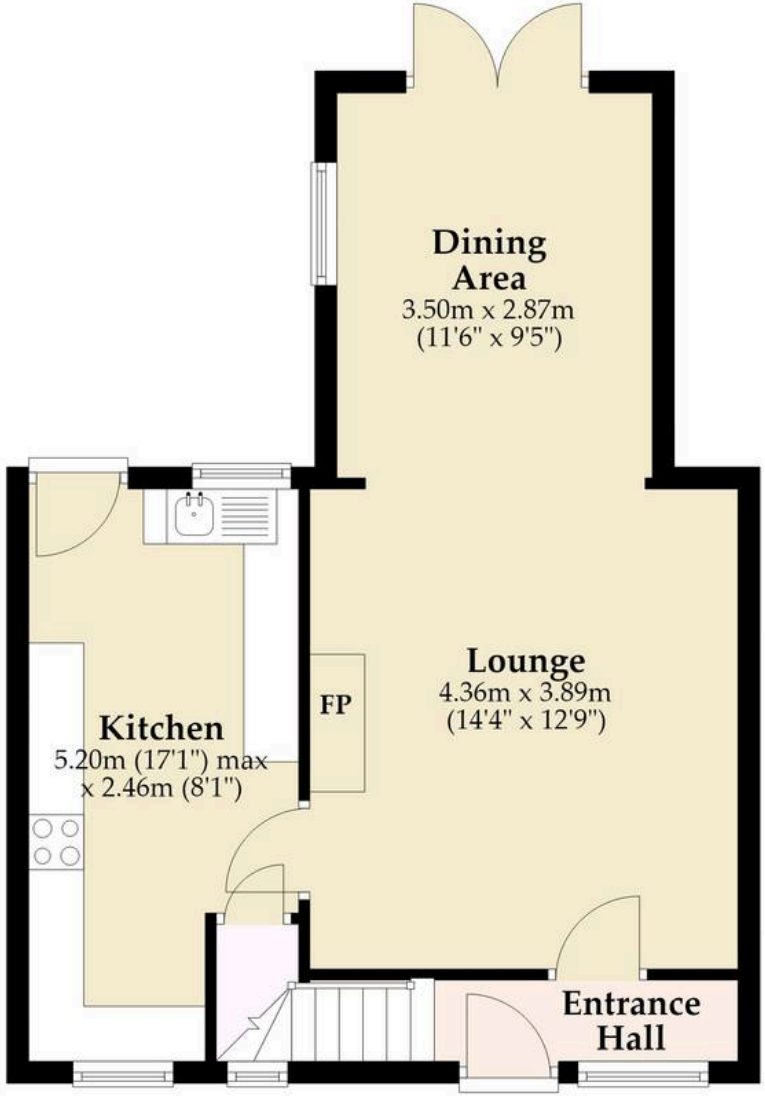
Ground Floor

Approx. 43.9 sq. metres (472.3 sq. feet)



First Floor

Approx. 33.6 sq. metres (361.1 sq. feet)



Total area: approx. 77.4 sq. metres (833.4 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.

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