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# Lime Kiln Mews, Norwich, NR3

## A Three Bedroom Cul-De-Sac Townhouse With An Integral Garage

£340,000 to £350,000 FREEHOLD

BRITISH PROPERTY AWARDS
2023, 2024 & 2025
★ ★ ★ ★ ★
GOLD WINNER
ESTATE AGENT IN NORWICH (NR10-16)

# *Expansive Gardens Meet Contemporary Living*

Situated within a quiet cul-de-sac development in NR3, this impressive three storey semi-detached home enjoys expansive rear and side gardens, leafy surroundings and a convenient location just a short stroll from Norwich city centre and a wide range of everyday amenities!

Arranged over three floors, the ground floor opens into a welcoming entrance hall, with a convenient WC immediately to the left and a useful storage cupboard. An integral garage runs alongside, while to the rear, a modern kitchen/diner provides an excellent hub for everyday living and entertaining, featuring a large breakfast bar and double doors opening directly onto the gardens. The first floor offers a comfortable living room, two bedrooms, both benefiting from built in wardrobes, and a family bathroom. The entire second floor is dedicated to the impressive principal bedroom, complete with a large storage cupboard and a private en-suite shower room, creating a spacious and secluded space.



*"fully enclosed garden, which enjoys a leafy backdrop and has been thoughtfully arranged over two levels"*



- **Semi Detached Three Storey Home**
- **Driveway For Two Vehicles & Integral Garage**
- **Expansive Split Level Rear & Side Gardens**
- **Modern Kitchen/Diner**
- **Master Second Floor Bedroom With En-Suite Shower Room**
- **Ground Floor WC & First Floor Family Bathroom**
- **Secluded Cul-De-Sac Setting with Attractive Leafy Surroundings**
- **Walking Distance To Norwich City Centre & Amenities**



# Location

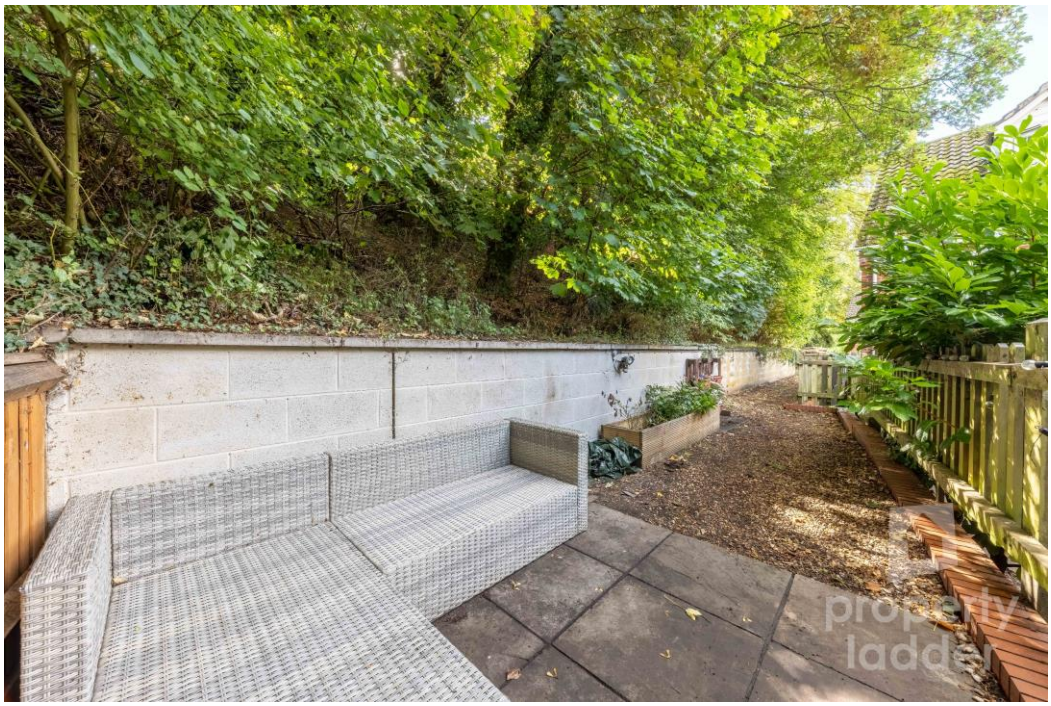
Lime Kiln Mews enjoys a convenient position within the popular NR3 area of Norwich, directly opposite the picturesque Wensum Park, providing excellent access to green open spaces and riverside walks. A range of everyday amenities can be found close by, with the local shops and services along Drayton Road and Aylsham Road including ALDI, while Angel Road Infant and Junior Schools are also within easy reach. The city centre is within walking distance, offering an extensive selection of shops, restaurants, cafés, bars and cultural attractions, while regular bus services provide convenient connections into Norwich and the surrounding areas.











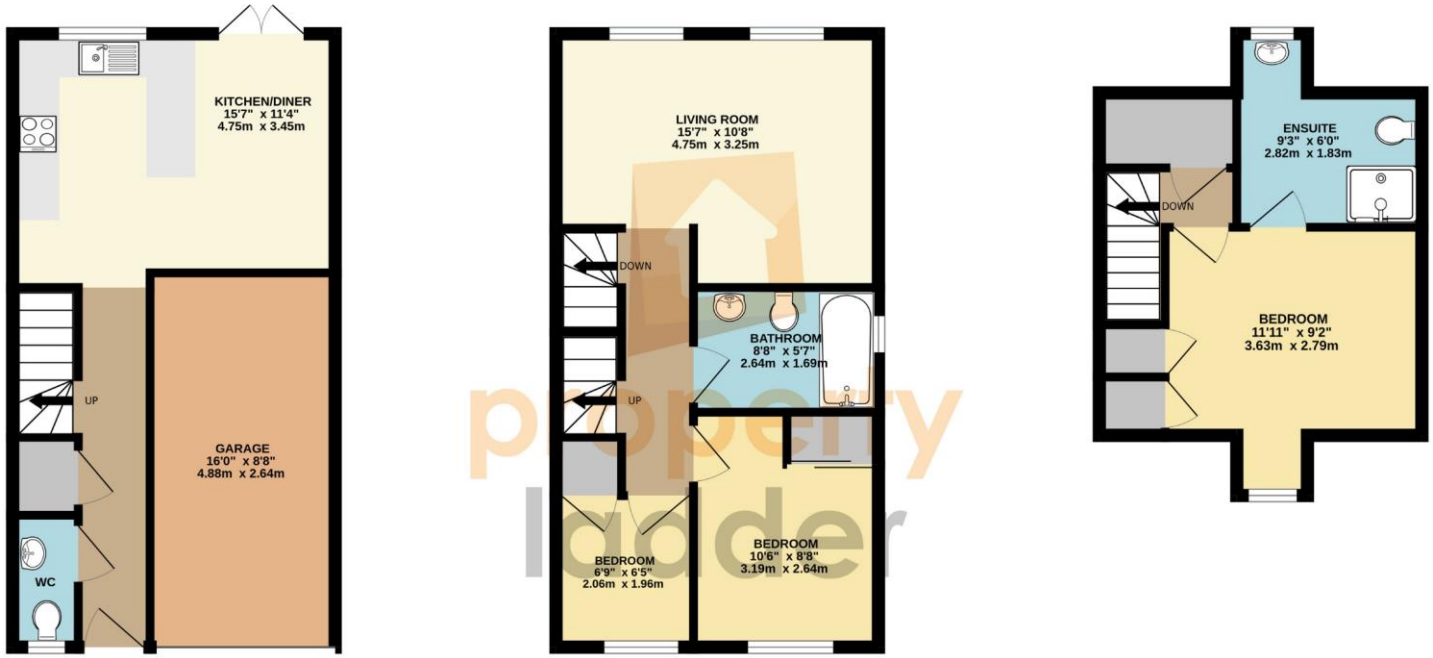
# Outside

Outside, the property benefits from a brickweave driveway providing parking for two vehicles, together with the added convenience of an integral garage. To the rear, a standout feature of the property is the fully enclosed garden, which enjoys a leafy backdrop and has been thoughtfully arranged over two levels. The lower level provides a pleasant garden area, while the raised level extends alongside the full length of the property and driveway, creating a versatile and attractive outdoor space.

GROUND FLOOR
393 sq.ft. (36.5 sq.m.) approx.

1ST FLOOR
393 sq.ft. (36.5 sq.m.) approx.

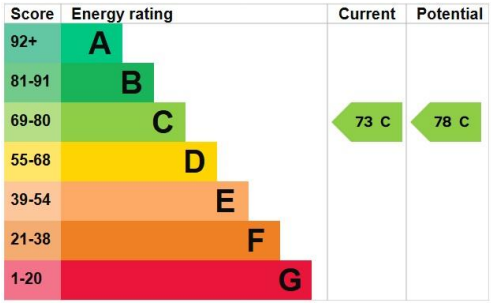
2ND FLOOR
236 sq.ft. (21.9 sq.m.) approx.




**TOTAL FLOOR AREA : 1021 sq.ft. (94.9 sq.m.) approx.**

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.

## Full EPC available upon request




## Council Tax Band: D

## Local Authority: Norwich City Council

## Services Connected: Mains Water, Mains Drainage, Mains Gas, Electricity





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