



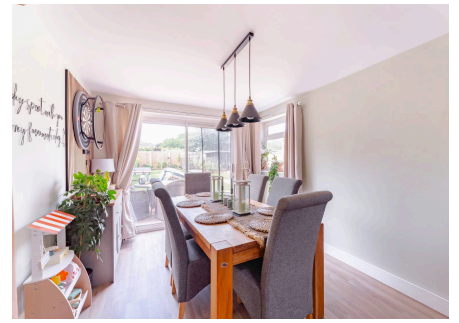
## 95 Lone Barn Road, Norwich

OIEO £325,000 Freehold

This beautifully presented three-bedroom semi-detached bungalow offers spacious single-level living in a peaceful residential area of NR7. Thoughtfully designed and filled with natural light, the home provides an ideal setting for family life, downsizers, or those looking for versatile space in a well-connected part of Norwich. With ample off-road parking, a generous garden, and excellent access to city amenities and transport links, this is a home that balances comfort, convenience, and charm.

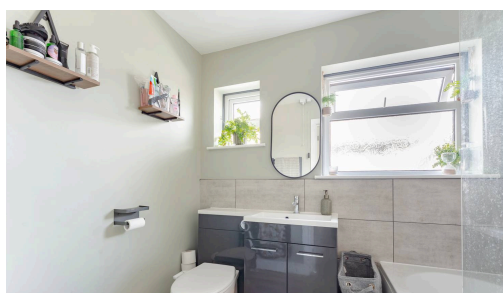
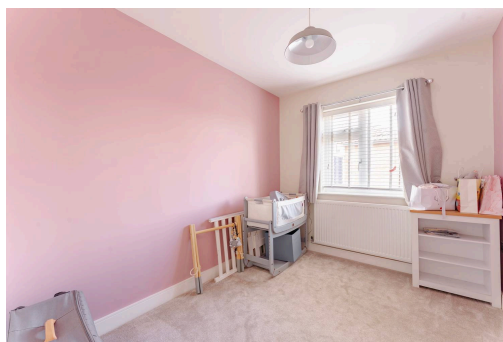
## Location

Located in the popular suburb of Sprowston, Lone Barn Road enjoys a well-connected position just a few miles northeast of Norwich city centre. This residential area is favoured for its strong sense of community, excellent local amenities, and convenient access to both the inner ring road and the Northern Distributor Road (NDR), making commuting and travel around Norfolk straightforward. Families benefit from a selection of well-regarded schools nearby, while local shops, supermarkets, parks, and leisure facilities are all within easy reach. With regular bus services into the city and countryside close by, Sprowston offers a balanced lifestyle for those seeking both convenience and comfort in a desirable Norfolk setting.



## Lone Barn Road

Upon entering, the property unfolds seamlessly on one floor, offering immediate accessibility and ease of movement throughout. The hallway guides you through a thoughtful layout, with one bedroom to the left and two additional bedrooms to the right. The smaller bedroom, boasting versatility, presents a perfect canvas for a personalised home office or a cosy playroom.



The heart of the home resides within the 26ft open-plan living/dining room, featuring a charming wood burner for cosy evenings and effortless access to the rear garden through sliding doors in the dining room, ideal for indoor-outdoor living and entertaining.

The newly installed kitchen boasts modern and contemporary touches along with new appliances and hot tap, and offers additional storage and convenience. A modern bathroom complements the living spaces, and a side door from the kitchen allows direct access to the rear garden, enhancing the indoor-outdoor flow of the property. Sun tunnels dot the property, infusing the interiors with natural light, creating an inviting ambience throughout. Other notable features include a loft that is boarded with a loft ladder, offering versatile storage or potential for further development, as well as a dry master providing ease of maintenance for the homeowner's peace of mind.

Outside, a large south-facing rear garden beckons, complete with a well-appointed patio and expanses of lawn, providing a private retreat for relaxation and outdoor activities. A generously proportioned driveway easily accommodates up to four vehicles, ensuring ample off-road parking for residents and guests alike.

#### **Agents notes**

We understand this property will be sold freehold, connected to all main services.

Council Tax band: C

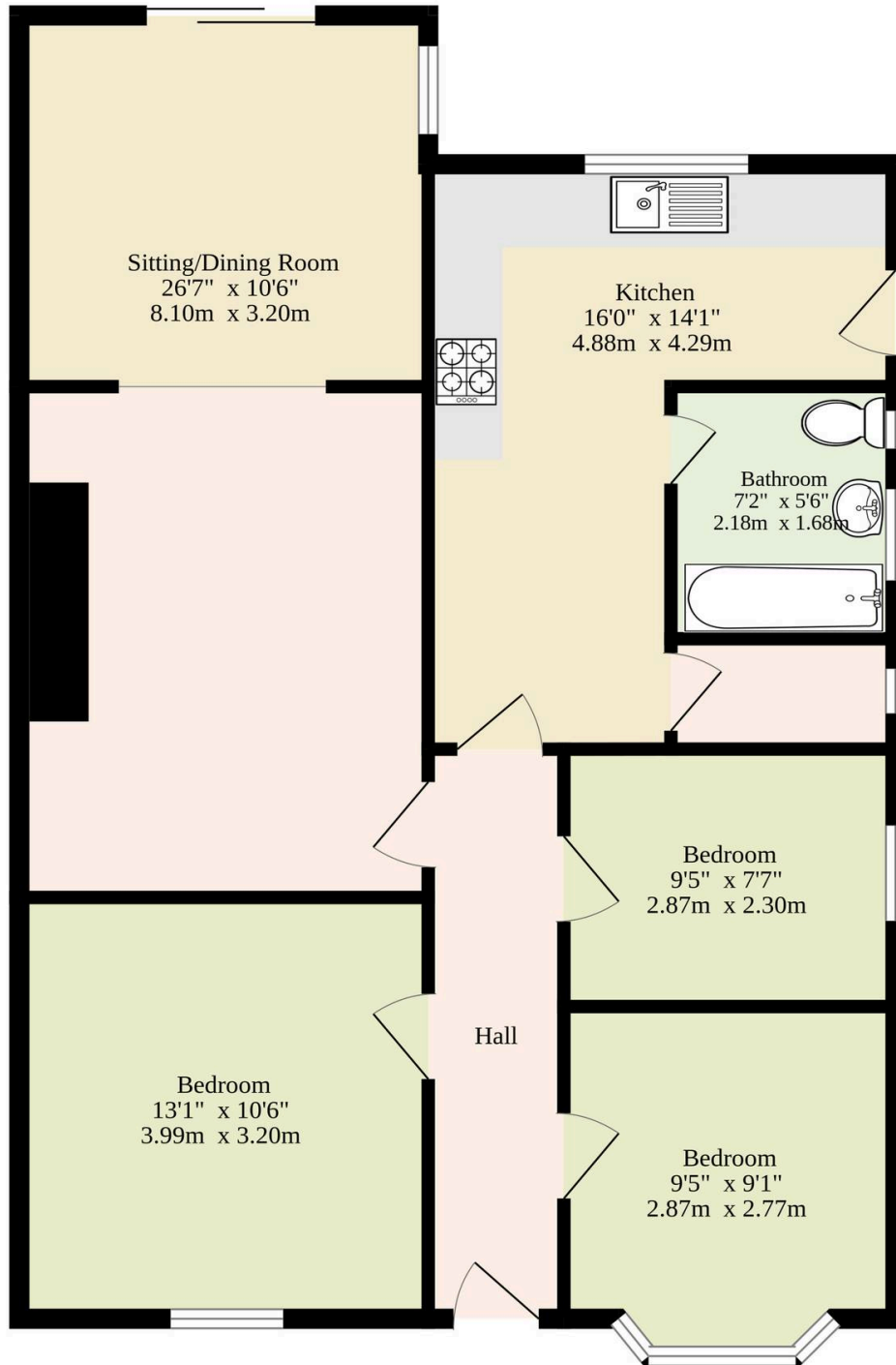
Tenure: Freehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating: C



**Ground Floor**  
**911 sq.ft. (84.6 sq.m.) approx.**



**TOTAL FLOOR AREA : 911 sq.ft. (84.6 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.  
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