

## 37 Larch Close, Norwich

£375,000 - £400,000 Freehold

Found at the end of a quiet cul-de-sac, this exceptional 3-bedroom detached bungalow offers over 1,400 square feet of thoughtfully designed single-storey living. From its impressive 36-foot open-plan living space to the beautifully landscaped gardens and high-spec finishes throughout, the home delivers a seamless blend of contemporary style and everyday comfort. With its idyllic location, thoughtful design, and array of features, this beautiful family home is sure to capture the hearts of discerning buyers.



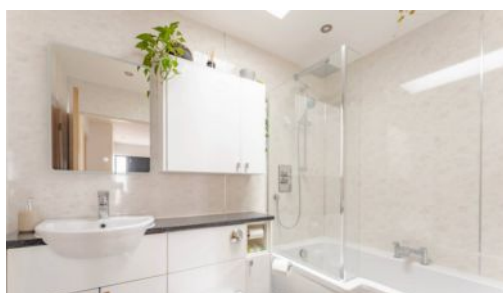
## Location

Larch Close enjoys a tucked-away position within a popular residential area to the east of Norwich, offering a peaceful setting while remaining conveniently placed for everyday amenities. Local shops, schools, and healthcare facilities are all close by, and the property is well served by public transport links into the city centre. The area benefits from nearby parks and green spaces, ideal for leisure and dog walking, while major road routes such as the A47 and the Norwich Ring Road are easily accessible, making commuting or travelling further afield straightforward.



## Larch Close

Upon arriving at the property, you are greeted by the convenience of ample parking in the cul-de-sac, leading you to the strikingly landscaped front garden. Crossing the threshold into the hallway, you are met with the heart of the home, a sprawling 36-foot open plan living area comprising the living room, kitchen, and dining room.





Bathed in natural light from dual-aspect bi-folding doors and skylights, this inviting space is a perfect balance of style and functionality. The modern kitchen features an island for additional workspace and easy access to the rear garden through the bi-folding doors. Adding to the charm and cosiness of the home, a log burner in the living room provides warmth and ambience during cooler evenings. Further exploration of the property reveals three generously sized bedrooms, with the main bedroom benefiting from an ensuite shower room and ample storage solutions. The remaining bedrooms share a well-appointed family bathroom with a shower over the bath, ensuring convenience and comfort for all residents.

The front and back of the property feature porcelain tiled patios, inviting outdoor relaxation and entertainment. The landscaped front garden harmonises with the well-proportioned rear garden, both offering quiet areas and opportunities for outdoor enjoyment.

### 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: E

EPC Environmental Impact Rating: F



**Ground Floor**  
**1468 sq.ft. (136.4 sq.m.) approx.**



TOTAL FLOOR AREA : 1468 sq.ft. (136.4 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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