



THE STORY OF

# 42 Long Road

*Framingham Earl, Norfolk*

SOWERBYS





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# 42 Long Road

Framingham Earl, Norfolk  
NR14 7RY

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Idyllic Woodland Setting

Three Reception Rooms

Modern Well Fitted Kitchen/Breakfast Room

Utility Room

Ground Floor Bedroom

Four First Floor Bedrooms

Family Bathroom and En-Suite

Self-Contained Annexe

Detached Double Garage and Parking

Established South Facing Garden

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This fine home offers exceptionally flexible accommodation, ideal for multi-generational living or those seeking adaptable space to suit evolving needs.

You are welcomed into the property via an entrance porch leading to a central staircase hall, with the main living spaces branching off. The ground floor boasts a family/dining room, a spacious sitting room with a charming fireplace, and double doors opening onto a south-facing terrace, perfect for enjoying sunny afternoons and al fresco dining. At the end of the entrance hallway lies an office, offering a versatile area ideal for homeworking, a playroom, or additional storage, whilst benefiting from a pleasant south-facing outlook.

The kitchen is well-fitted and thoughtfully designed, providing ample storage and workspace. Adjacent to the kitchen, the breakfast room offers space for a generous dining table and features delightful views over the garden.

A key highlight of the property is the sympathetically designed ground floor extension, which forms a self-contained annexe. This area includes a bright and airy garden room with a glazed ceiling, a well-equipped utility room, a bedroom, a shower room, and an additional family room - formerly used as a bedroom. Whether used as independent living quarters or integrated seamlessly into the main home, this space adds remarkable versatility.

Upstairs, the first floor features four well-appointed bedrooms. The principal bedroom benefits from an en-suite shower room, while a modern family bathroom serves the remaining bedrooms.

The front of the property is bordered by mature hedging, providing privacy and a welcoming first impression. A spacious driveway offers ample parking and access to a detached double garage.



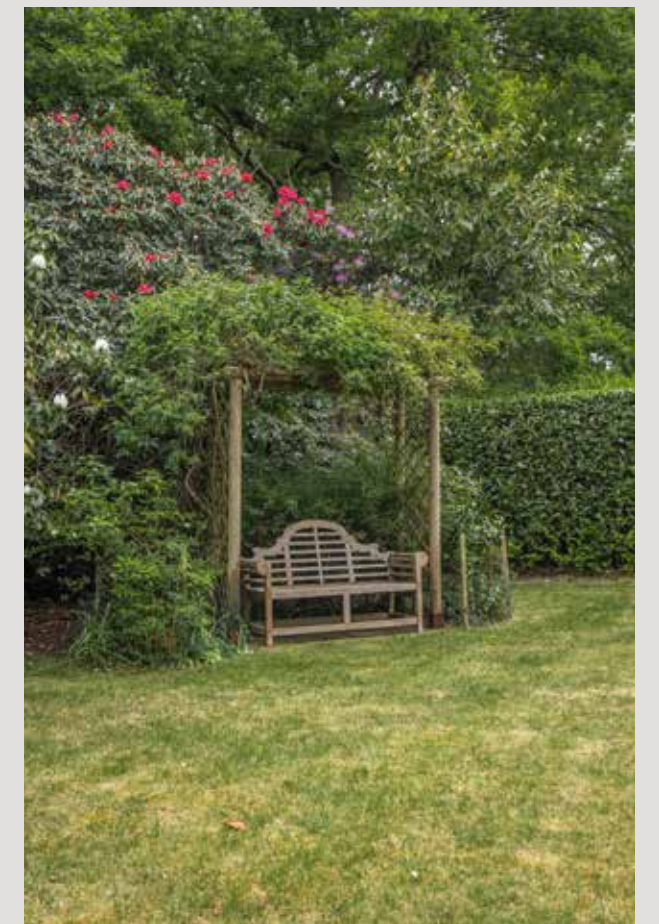








To the rear, a south-facing terrace acts as a true sun trap - ideal for entertaining in the summer months. A raised deck and patio area provide plenty of space for outdoor seating, while a good-sized lawn is complemented by established planting, including stunning Rhododendrons. A meandering path winds through a woodland area, creating a magical garden setting that will enchant both children and adults alike.







Whilst every attempt has been made to ensure the accuracy of the floor plan 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 or tenant. 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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# Framingham Earl

HISTORIC CHARM NEAR VIBRANT  
NORWICH

Framingham Earl is a small village just south of Norwich. Its name means “village of Fram’s people,” with the “Earl” suffix reflecting its historic ownership by the Earl of Norfolk.

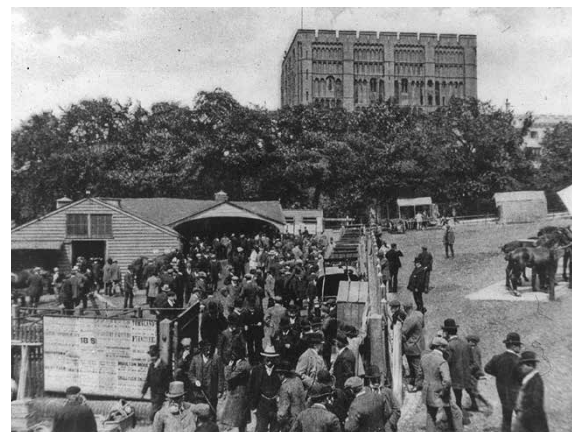
The village has two churches: the Methodist Church and St Andrew’s, a distinctive round-tower church - one of over 100 in Norfolk - where renowned German writer W. G. Sebald is buried.

Framingham Earl High School shares a site with a modern sports centre opened in 2016. The village also offers several local businesses, a shop, and an East Anglia’s Children’s Hospice charity shop.

Just over four miles away, Norwich has long been home to writers, radicals, and creatives. Its well-preserved medieval streets host small businesses, a vibrant food scene, and a strong arts culture. The city also serves as a gateway to Norfolk’s unspoilt landscapes, open spaces and big skies.

Named one of the best places to live in 2021, Norwich sits at the confluence of the Rivers Yare and Wensum. Once the second-largest city in England, it remains the UK’s most complete medieval city. A stroll down Elm Hill reveals Tudor buildings, merchants’ houses, thatched roofs, independent shops and cosy cafés, all leading to the 1,000-year-old cathedral.

Trains to London Liverpool Street take just 90 minutes, and Norwich Airport offers UK flights and direct services to Amsterdam.



## Note from Sowerbys



“A meandering path winds through a woodland area, creating a magical garden setting that will enchant both children and adults alike.”



### SERVICES CONNECTED

Mains electricity, water and drainage. Gas fired central heating.

### COUNCIL TAX

Band F.

### ENERGY EFFICIENCY RATING

C. Ref: 2914-8713-9833-2817-7561

To retrieve the Energy Performance Certificate for this property please visit <https://find-energy-certificate.digital.communities.gov.uk/find-a-certificate/search-by-reference-number> and enter in the reference number above. Alternatively, the full certificate can be obtained through Sowerbys.

### TENURE

Freehold.

### LOCATION

What3words: ///crusaders.mentions.springing

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# SOWERBYS

We are proudly supporting these Norfolk charities by organising and participating in events throughout 2025, along with making a donation for every home we sell.



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