



Longwater Lane, Norwich - NR5 0TE



Longwater Lane

Norwich

NO CHAIN. Situated on a generous plot measuring over 0.16 ACRES (stms), this DETACHED BUNGALOW has been EXTENDED over time along with the addition of a SELF CONTAINED ANNEX creating a little over 1670 Sq. Ft Of Living accommodation (stms). A total of FOUR DOUBLE BEDROOMS can be found in the main residence with an extended 19' OPEN PLAN kitchen/sitting area with INTEGRATED APPLIANCES leading towards a UTILITY ROOM with FAMILY ROOM sat to the front. Serving the property is a FOUR PIECE FAMILY BATHROOM alongside TWO EN-SUITE SHOWER ROOMS and a shower room in the annex. The garden is WELL-MAINTANCED and GENEROUS in size, with TREE LINED BACKING giving PRIVACY whilst the front of the home offers AMPLE OFF ROAD PARKING with direct access to the INTEGRAL GARAGE.



Council Tax band: D

Tenure: Freehold

EPC Energy Efficiency Rating: D

- Detached Bungalow
- No Chain
- Over 1670 Sq. Ft Of Extended Living Accommodation (stms)
- Four Double Bedrooms Plus One Bed Annex
- Four Piece Bathroom, En-Suite and Shower Room
- Extended 19' Open Plan Kitchen/Sitting Room
- Ample Off Road Parking & Garage
- 0.16 Acre Plot With Generous Rear Garden (stms)

Nearby you will find a variety of local amenities including shops, hardware store, post office etc. Local schooling is located close by up to Secondary level, whilst a wealth of public transport leads to Norwich and the nearby Retail Parks. To the rear of the property, access leads to the local play area and Marriott' Way for walks and cycling. A variety of bus routes lead to Norwich City Centre, with Longwater Retail Park located only a short drive with a park and ride bus service into Norwich.

SETTING THE SCENE

This well proportioned home can be found set back from the street where a low level brick wall gives way to tall mature shrubs at the very front of the home creating privacy whilst an opening leads you to a initially brick weaved driveway giving way to shingle leaving ample room for



parking of multiple vehicles. Multiple access routes to the property can be found at the front of the home with the main door coming at the very middle with a access to the left hand side taking you through timber swinging gates towards the self contained annex on an access on the very right hand side taking you through the utility and into the property beyond. The garage is found at the front also with an up and over door.

THE GRAND TOUR

Stepping inside you are first met with a porch style entrance creating the ideal space to slip off coats and shoes before heading into the newly redecorated living space where a large hallway allows access to all living accommodation within the property. The first two double bedrooms initially emerged to your left hand side with the first having a front facing aspect and carpeted floor space leaving room for a double bed with additional storage solutions whilst heading behind a internal storage cupboard will take you to a slightly larger bedroom again with a front facing aspect and all carpeted flooring but with the added addition of an en-suite shower room complete with fully tiled surround corner shower unit and vanity storage. A third bedroom can be found on the left hand side of the property also currently used as a dining room by the current owners, this space could easily accommodate a double bed courtesy of benefiting from large wall to wall built in wardrobes with views through the uPVC double glazed windows into the rear garden. The first of the daytime living spaces emerges in the form of a family room to your right hand side with large UPVC double glazed windows overlooking the front of the home. Its large conventional layout allows for a choice and of layout for potential soft furnishings. The main living space emerges at the rear of the home courtesy of a historic extension where where a 19' open plan kitchen and sitting room can be found laid with all porcelain tiles underfoot, its dual aspect allows natural light to flood the living space. Initially as you enter a wide range of wall and base mounted storage units can be found set around hard wearing high quality work surfaces which in turn give way to integrated appliances which include an oven and hob with extraction above, dishwasher and microwave whilst leaving room for an American style fridge/freezer. The very rear of the space opens up to create an ideal sitting or dining area with uPVC double glazed French doors taking onto the rear garden patio. Towards the very rear of the room a secondary hallway takes you through towards the family bathroom complete with a fully tiled surround.

This four piece suite features a corner shower unit and heated towel rail mounted over the bath as well as ample vanity storage. Through from the hallway at the rear the utility room emerges with a secondary access taking you to the front of the home. The space features a continuation of the kitchen storage creating ample storage space through from the main living area with plumbing for a washing machine and tumble dryer. Heading beyond this courtesy of another extension is yet another double bedroom with dual aspect and French doors opening into the rear garden. The large carpeted floor space leaves room for additional storage as well as a large double bed whilst a tasteful modern fitted shower room can be found off this space with a fully tiled surround and rainfall shower head mounted within this attractive updated suite. Accessed either via the garden or to the side of the home is the separate self contained annex. The space is completed and open plan living style where the main living space is fully carpeted with with rear facing double glazed windows and electric heating. There is a large conventional floor space here for a choice of potential layouts whilst the kitchenette sits upon wooden effect flooring with washing machine and wall and base mounted storage units with an inset chrome sink. Through from the kitchen is a fully fitted shower room complete with predominantly tiled surround, vanity storage and all wood in effect flooring.

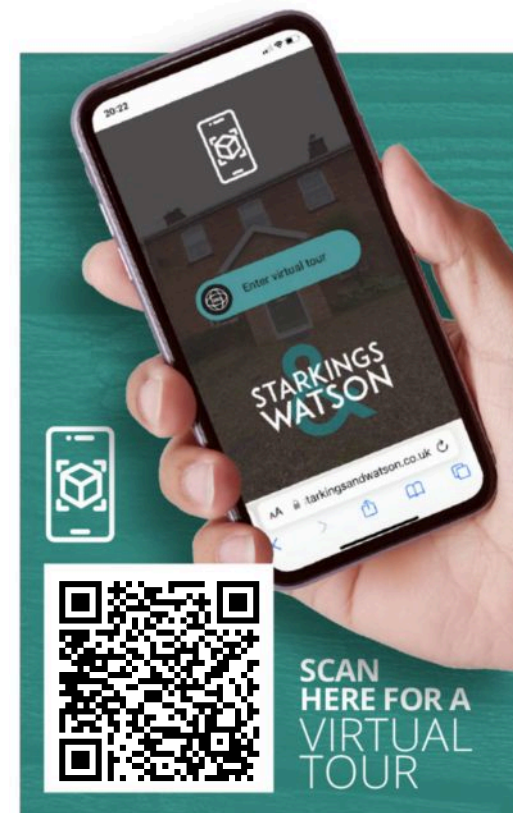
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THE GREAT OUTDOORS

The rear garden initially emerges to offer a flagstone patio seating area slightly raised from the rest of the garden creating the ideal seating space whilst a large lawn space emerges at the very rear fully enclosed with timber fencing giving way to colourful raised planting borders adding vibrancy to this area with tree lined backing creating privacy at the very rear. The large open lawn space creates the ideal space for family and friends to enjoy whilst leaving room for a large timber shed.





Ground Floor Building 1



Ground Floor Building 2

Approximate total area⁽¹⁾

1675 ft²

155.7 m²

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations were based on RICS IPMS 3C standard. Please note that calculations were adjusted by a third party and therefore may not comply with RICS IPMS 3C.

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Starkings & Watson Hybrid Estate Agents

196 Norwich Road, Costessey - NR5 0EX

01603 336446 • costessey@starkingsandwatson.co.uk • starkingsandwatson.co.uk/

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