



Larkman Lane, Norwich - NR5 8TZ



Larkman Lane

Norwich

Sit upon a GENEROUS PLOT is this DETACHED and EXTENDED BUNGALOW offering VERSATILITY in abundance both internally and externally with both a MAIN RESIDENCE and one bedroom SELF CONTAINED ANNEX giving a total of FOUR DOUBLE BEDROOMS and over 1775 Sq. Ft Of living accommodation (stms). The main residence boasts a large open SITTING ROOM and kitchen/breakfast room with INTEGRATED APPLIANCES alongside three of the double rooms and 2025 updated BATHROOM whilst the annex offers a 19' OPEN PLAN sitting/dining room with KITCHEN, four piece bathroom and DUAL ASPECT double bedroom overlooking the colourful rear garden which has been LOVINGLY LANDSCAPED by the current owners to show an inviting space for families and friends to enjoy. At the rear of the garden, a BESPOKE BUILT STUDIO/LODGE is on offer with 2025 updated roof with AMPLE OFF ROAD PARKING at the very front of the home.

Council Tax band: C

Tenure: Freehold

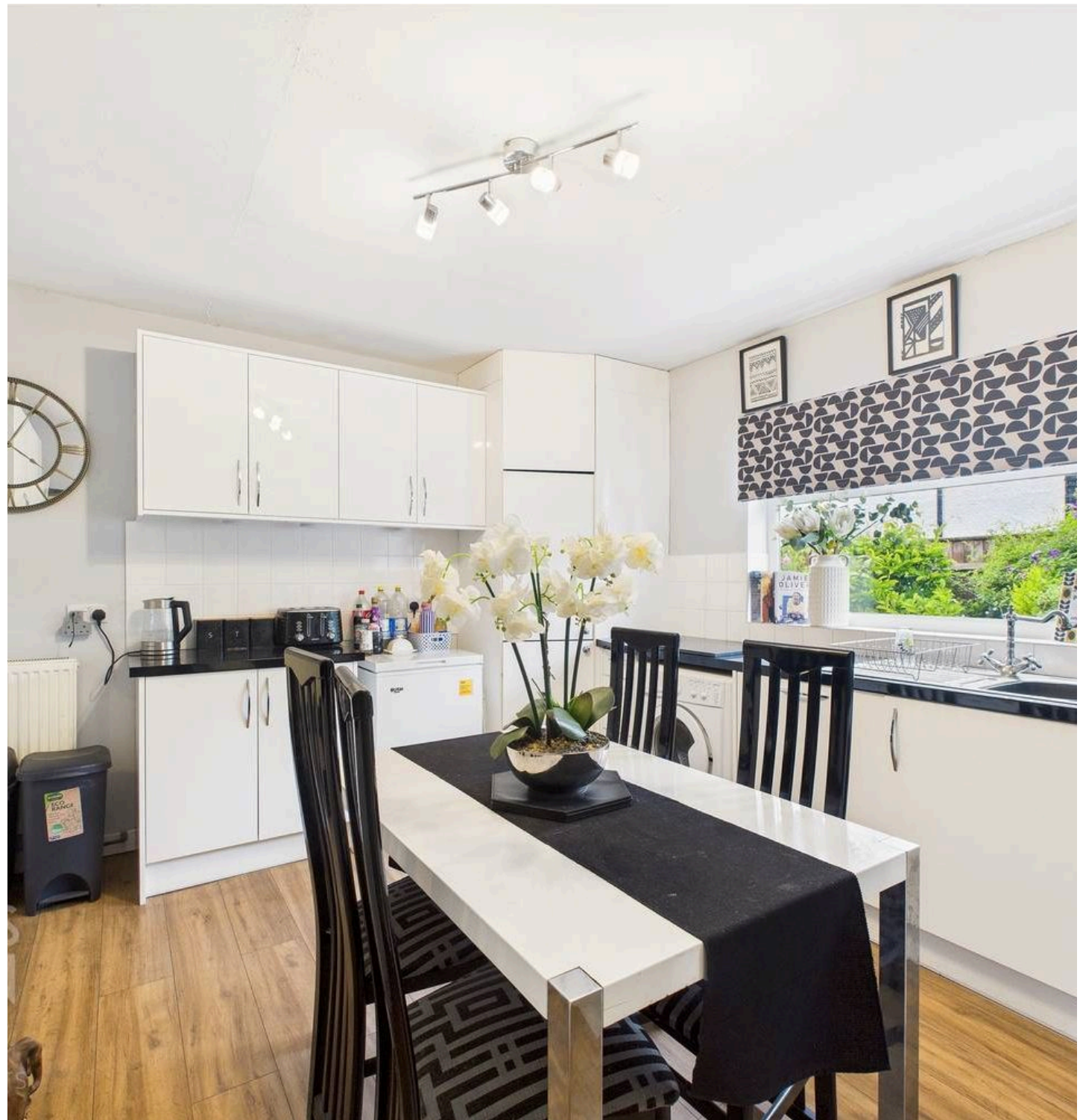
EPC Energy Efficiency Rating: D

- Detached Bungalow On A Generous Plot
- Self Contained One Bed Annexe
- Over 1775 Sq. Ft Of Living Accommodation
- Four Double Bedrooms In Total
- 2025 Fitted Bathroom
- Large & Well Manicured Rear Garden
- Ample Off Road Parking & EV Charger
- Bespoke Built External Studio/Work Space

Located on the fringe of Norwich City, this property is ideally placed within convenient distance to the main shopping district, University of East Anglia, Norfolk and Norwich hospital, train station and Riverside complex. A number of pubs, cafes, restaurants, cinema and bars can be found along with fantastic shopping outlets. Easy access to main road links can be found, in particular the A11 and A47.

SETTING THE SCENE

The property is set back from the street, tucked behind timber fencing which opens up to reveal a large shingle driveway suitable for the parking of multiple vehicles with access to the main residence at the very front of the property and access to the left of the home taking you towards the annex.



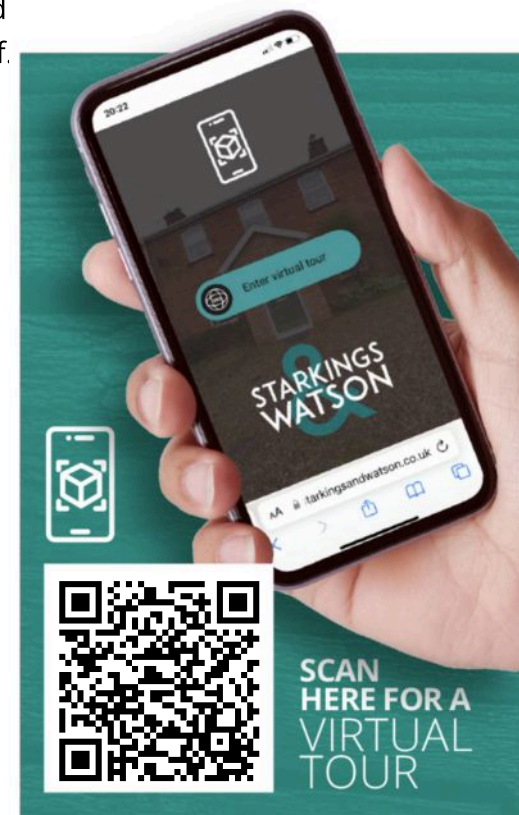
THE GRAND TOUR

Once inside the main residence, a redecorated central hallway grants access to all living accommodation with all wooden effect flooring leading you through the home. Initially turning to your right, the first of the double bedrooms will greet you with a bay frontage allowing natural light to flood the room with uPVC double glazed windows and all carpeted flooring leaving ample room for a double bed with additional storage solutions. A second double bedroom sits just behind us slightly further down the hallway, again with all carpeted flooring. This room has a neat and bright décor which again leaves more than enough room for a double bed and additional soft furnishings. The largest of the bedrooms within the main residence comes at the very rear of the home in the form of a 19' extended living space. This room has floor to ceiling uPVC double glazed window and door taking onto the rear garden patio with a very large space conducive to adding a potential en-suite due to its proximity to the bathroom and generous size. The main living accommodation again comes to the front of the home in the form of the 15' bay fronted sitting room. This room is laid with all wooden effect flooring and due to its large conventional size it is conducive to a potential choice of layouts of soft furnishings with an electric fireplace mounted within the chimney breast. Sat just behind this down the hallway is the kitchen and breakfast room with a wide range of wall and base mounted storage units set upon wooden effect flooring which in turn leaves space for a breakfast or dining table with integrated appliances including an oven, hob and dishwasher whilst leaving room for a freestanding fridge/freezer. Sat right at the very end of the hallway past a large storage cupboard is the newly fitted family bathroom suite refinished in May 2025 complete with a glass screen and shower mounted over the bath, vanity storage and all tiled flooring.

Now into the annex where a porch style entrance initially greets you, allowing the perfect place to slip off coats and shoes before heading inside where a 19' sitting room initially emerges with all wooden effect flooring

laid underfoot leaving more than enough room for both a sitting and formal dining room suite with uPVC double glazed windows into the rear garden and French doors onto the garden patio. The kitchen can be found just off of the space with all wall and base mounted storage units leaving room for multiple freestanding appliances with plumbing as well as an integrated eye level oven and mounted hob. A second lobby takes you directly into the bedroom ahead - this room too has a dual facing aspect overlooking the rear gardens with all carpeted flooring with wall mounted radiator and large open carpet space. From the second lobby is the four piece bathroom suite, the space has a fully tiled surround and flooring offering both a bath and a shower with wall mounted radiator and frosted glass window into the garden.

Located at the very bottom of the garden is a bespoke built timber lodge, extremely versatile in its potential use as an external gym, home workspace, play room or entertainment area. This room is an 18' open plan living area fully insulated with modern electrics and a 2025 fitted roof. The space can be used in many different ways with the added addition of a shower room housing a corner shower unit, vanity storage and frosted glass window to the outside adding to its possible uses.







THE GREAT OUTDOORS

Exiting from either the annex or the main bedroom will take you onto the large open flagstone patio which then extends out to a large lawn garden complete with many mature and colourful shrubs and borders making a welcoming space for all to enjoy. At the very rear of the home the lodge can be found in the garden whilst the rest of the space is fully enclosed with timber fencing to each side in the rear.

FIND US

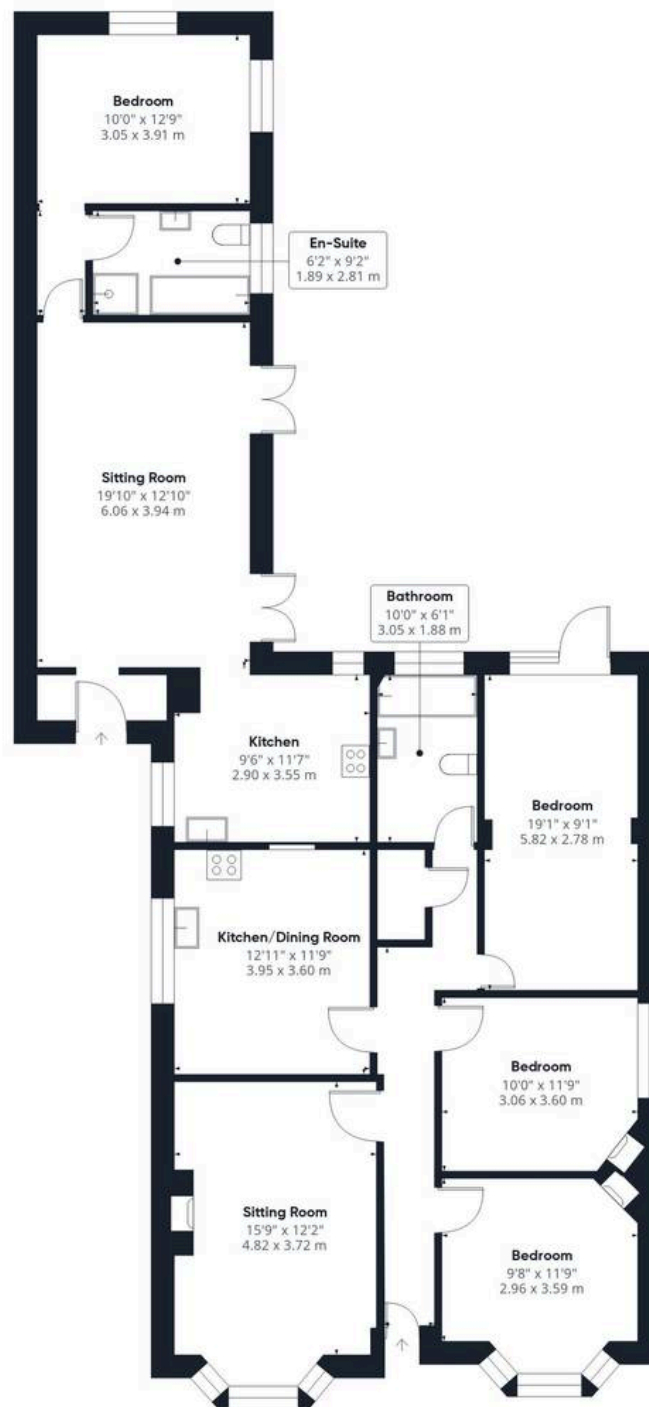
Postcode : NR5 8TZ

What3Words : ///misty.penny.pinch

VIRTUAL TOUR

View our virtual tour for a full 360 degree of the interior of the property.





Ground Floor Building 1



Ground Floor Building 2

Approximate total area⁽¹⁾

1779 ft²
165.3 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 are based on RICS IPMS 3C standard.

GIRAFFE360



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