



Longwater Lane, Norwich - NR5 0TB





## Longwater Lane

Norwich, NR5 0TB

Situated on a generous 0.20 ACRE PLOT (stms), this EXTENDED DETACHED BUNGALOW offers a spacious and versatile living space offering IN EXCESS OF 1,380 Sq.Ft (stms). Internally, a HALLWAY ENTRANCE opens to FOUR BEDROOMS including a bay fronted MAIN BEDROOM with EN SUITE. Centrally, the FOUR PIECE FAMILY BATHROOM can be found, leading to the separate UTILITY ROOM and further to the expansive and recently updated 19' KITCHEN, SITTING and DINING ROOM. Externally, the DRIVEWAY offers ample parking for multiple vehicles, whilst the the GARAGE has been converted to a STUDIO space. The PRIVATE and ENCLOSED GARDEN can be found to the rear, forming part of the 0.20 acre plot (stms), with a LARGE LAWNED EXPANSE and SUMMER HOUSE.

Council Tax band: C

Tenure: Freehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating: C



- Detached Bungalow
- Extended & Improved Layout
- Generous 0.2 Acre Plot
- In Excess of 1,380 Sq Ft. (stms)
- 19' Dual Aspect Open Plan Kitchen, Dining and Sitting Room
- Bay Window Fronted Main Bedroom with Ensuite
- Four Bedrooms
- Converted Garage Studio

Being located centrally within Costessey, where within a short walk you will find various 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.

#### SETTING THE SCENE

Approached from the road, the properties frontage is enclosed with red brick walls and mature shrubs offering privacy, timber fencing runs along the side boundary of the property. The driveway is laid to shingle offering plenty of parking for vehicles. Further, a small step leads up to the open porch where the main entrance can be found.



## THE GRAND TOUR

Stepping inside, the hallway entrance offers wood flooring underfoot for ease of maintenance and spotlights above keeping the space light and bright. Doors open to the four bedrooms with the main bedroom to the left of the entrance. Fronted with a uPVC double glazed bay window and offering a three piece ensuite including a glass enclosed shower cubicle and large heated towel rail. Opposite, the second double bedroom can be found, also bay fronted with continued wood flooring, this space is currently used as a home office. Further down the hall and also to the right, the next bedroom can be found, this space enjoys a dual aspect with French doors opening to the side of the property. The fourth bedroom is adjacent, also currently used as a home office. To the other side of the property, the four piece family bathroom can be found, recently refitted and offering a shower over the bath, glass enclosed shower and tiled splashbacks with tiled flooring. Before reaching the end of the hallway, the separate utility room is located, with under counter space for white goods, base storage cupboards and a stainless steel sink with mixer tap. Finally, the expansive kitchen, sitting and dining room can be found, with spotlights and velux windows above and enjoying a dual aspect including French doors opening to the garden. The kitchen to the left, updated in September 2024, offers tiled flooring with a range of wall and base storage units arranged in a G-shape configuration, ample worktop space is also available for food preparation. Additionally, this space boasts an American style fridge freezer with built in water filter, as well as integrated appliances such as dishwasher, and extractor with a range style oven and hob. The remainder of the space is arranged with formal dining space to the right and sitting room to the end, although this space is highly versatile.

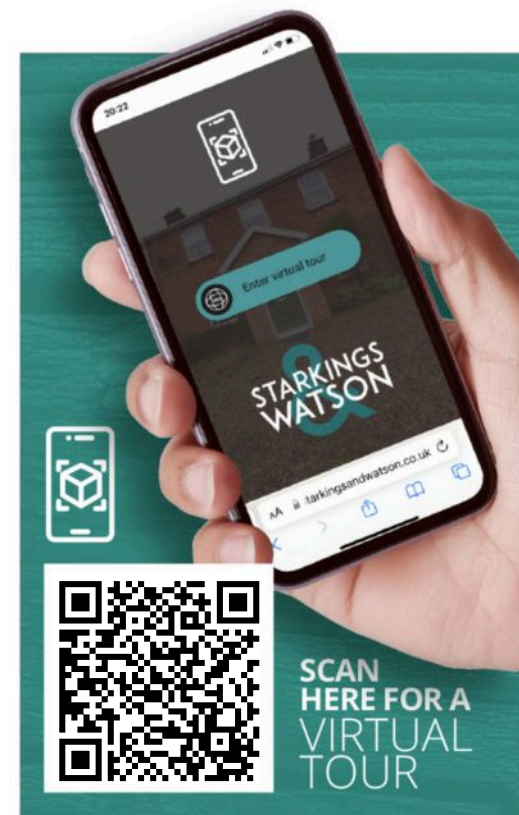
## FIND US

Postcode : NR5 0TB

What3Words : ///booms.wimp.hobbit

## VIRTUAL TOUR

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







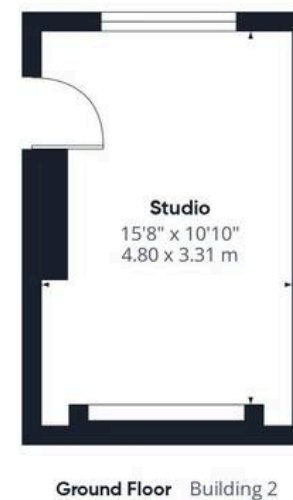
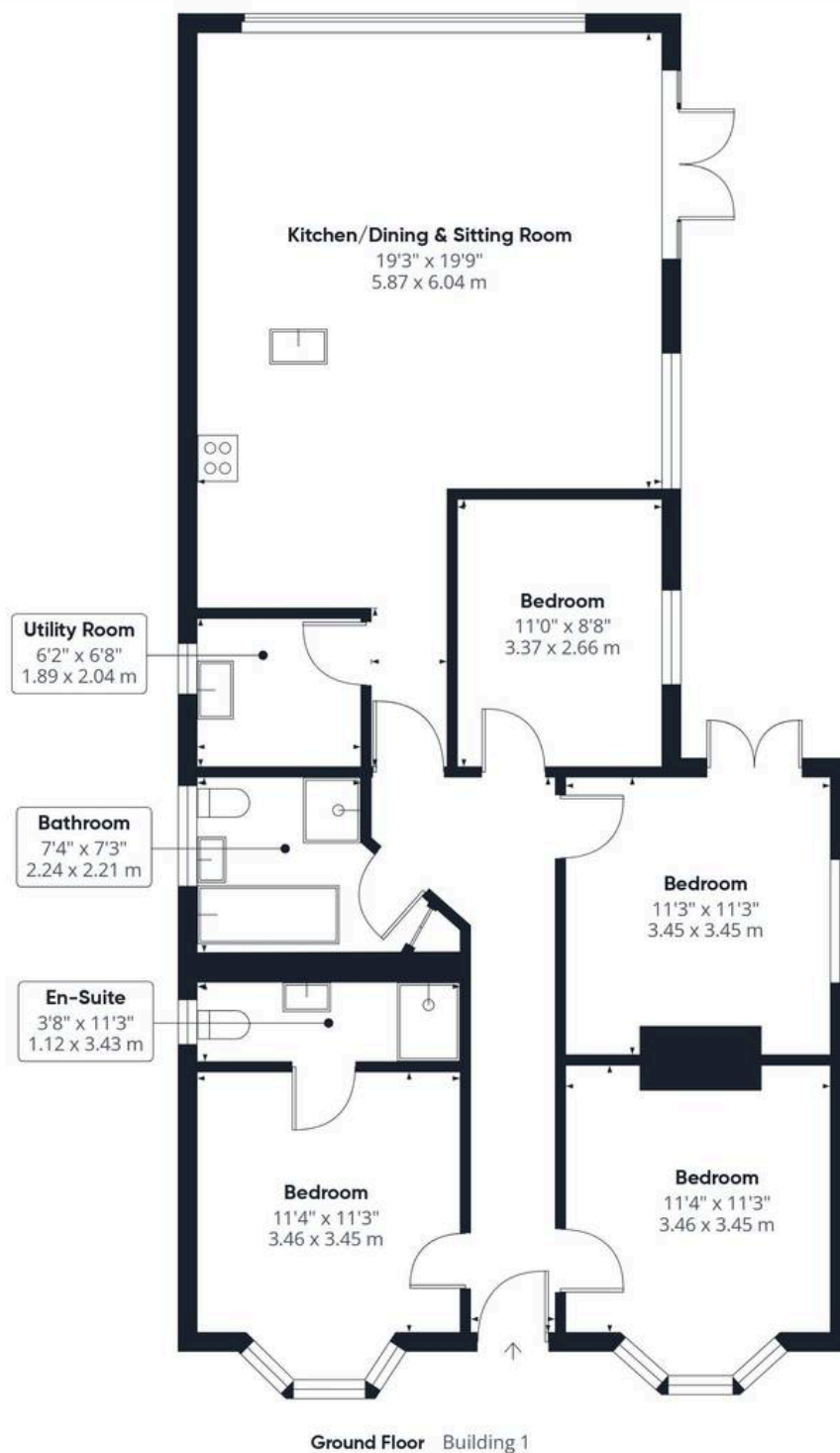




## THE GREAT OUTDOORS

Stepping outside, the mature garden is private and fully enclosed with timber fencing. Initially opening to a flagstone patio, offering a perfect suntrap for outdoor furniture to enjoy the summer months. To the right, the garage has been converted and fully insulated making a usable room. Further, a wood constructed summerhouse is positioned on the laid lawn, making up the remainder of the garden.





**Approximate total area<sup>(1)</sup>**  
1388 ft<sup>2</sup>  
129 m<sup>2</sup>

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

**GIRAFFE360**





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