



**Longland Close, Norwich, NR6 7LW**

**welcome to**

**Longland Close, Norwich**

THIS BEAUTIFULLY PRESENTED FIVE BEDROOM DETACHED FAMILY HOME situated within a sought after cul de sac location. The property boasts a lovely sized family garden to the rear and ample off road parking to the front of the property. \*Viewings are highly recommended to fully appreciate the property!\*



### **Entrance Hall**

Door to front, tiled floor and radiator.

### **Cloakroom**

Wash hand basin, W/C, radiator, tiled floor and window to front.

### **Lounge**

21' 11" x 12' 3" ( 6.68m x 3.73m )

Bay window to front, LVT flooring, multifuel burner, radiator and patio doors to conservatory.

### **Dining Room**

11' 11" x 11' 4" ( 3.63m x 3.45m )

Window to front, LVT flooring and radiator.

### **Kitchen**

11' 4" x 10' 9" ( 3.45m x 3.28m )

Wall & base units, work surfaces, one & a half bowl sink unit, electric cooker, plumbing for dishwasher, electric oven, cooker head, tiled flooring and window to rear.

### **Utility Room**

15' 7" x 8' ( 4.75m x 2.44m )

Wall & base units, work surfaces, plumbing for washing machine, plumbing for tumble dryer, space for freestanding fridge/ freezer, central heating boiler, window to rear and door to garden.

### **Conservatory**

14' 6" x 12' 5" ( 4.42m x 3.78m )

Window to side & rear, door to rear and LVT flooring.

### **First Floor Landing**

Storage cupboard and carpeted floor.

### **Snug Area**

11' 9" x 7' 9" ( 3.58m x 2.36m )

Window to rear, carpeted floor and radiator.

### **Bedroom One**

14' 8" x 11' 8" ( 4.47m x 3.56m )

Window to front, carpeted floor, radiator and door to

ensuite:-

### **Ensuite**

Shower cubicle, wash hand basin, W/C, part tiled walls, tiled flooring, radiator and window to front.

### **Bedroom Two**

14' 9" x 15' 7" ( 4.50m x 4.75m )

Window to front, built in wardrobe, laminate flooring, radiator and loft hatch.

### **Bedroom Three**

15' 7" max. x 9' 3" ( 4.75m max. x 2.82m )

Window to rear, built in wardrobe, laminate flooring and radiator.

### **Bedroom Four**

7' 11" x 12' 3" ( 2.41m x 3.73m )

Window to rear, carpeted floor and radiator.

### **Bedroom Five**

10' 9" x 8' 7" ( 3.28m x 2.62m )

Window to front, carpeted floor and radiator.

### **Bathroom**

Window to front, wash hand basin, W/C, bath with shower above, heated towel rail, vinyl flooring and window to front.

### **Integrated Garage**

15' 9" x 14' 2" ( 4.80m x 4.32m )

Two up & over doors, power, light and electric.

### **Exterior**

Fully enclosed stone patio area, shingled seating area and a large lawned section with borders to each side.



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## Longland Close, Norwich

- Five great sized bedrooms
- Ensuite, cloakroom & family bathroom
- Ample off-road parking
- Enclosed rear garden
- Sought after location

Tenure: Freehold EPC Rating: D

offers in excess of

**£550,000**



Please note the marker reflects the postcode not the actual property

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Property Ref:  
NOR140846 - 0002

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