



Plots 1 & 2

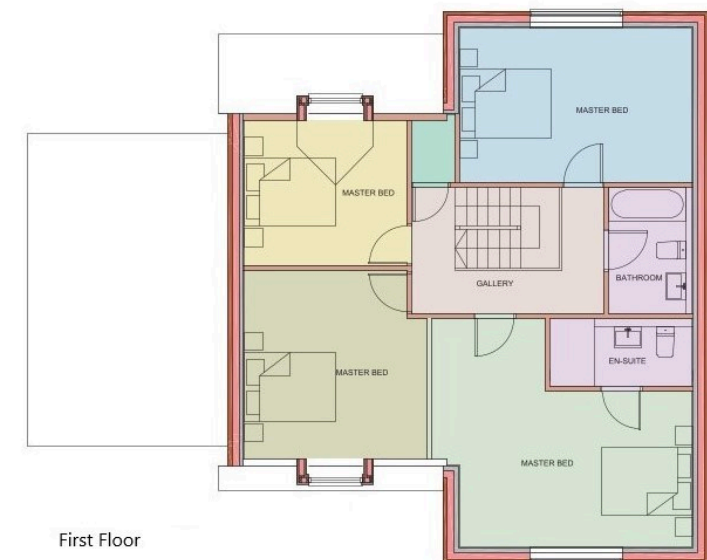
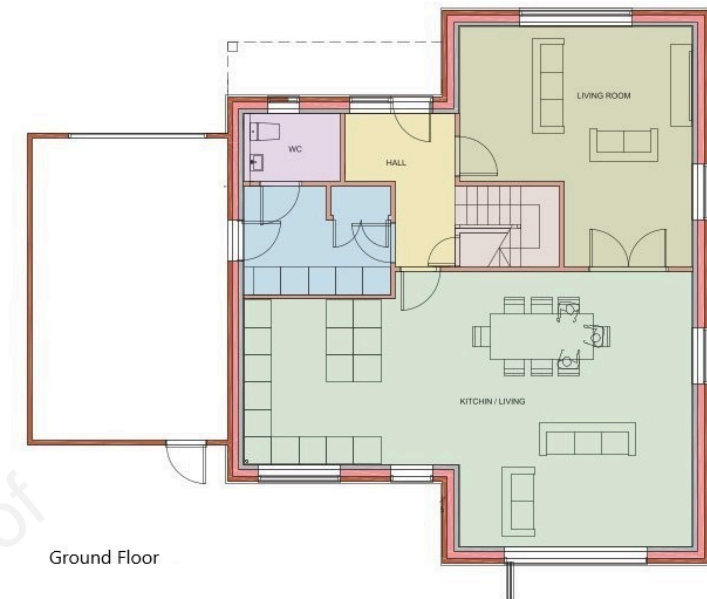
Langley Street, Langley, NR14 6AD

BROWN & CO

The accommodation comprises:-

- Spacious Entrance Hall
With cupboard built under staircase.
- Sitting Room - 5.31 x 5.15 (17'5" x 16'10")
Double-aspect with windows to front and side. Double doors opening into:-
- Family Room / Dining Room - 6.05 x 5.2 (19'10" x 17')
Double-aspect with window to side and feature bi-fold doors opening to the rear.
- Kitchen-Breakfast - 4.65 x 3.6 (15'3" x 11'9")
Complete range of fitted units to buyer's choice- see separate specification sheet for allowance.
Door opening to rear.
- Utility Room - 3.2 x 2.38 (10'6" x 7'9")
Complete range of fitted units to buyer's choice - see separate specification sheet for allowance. Door opening to attached garage. Deep built-in cupboard with double doors. Door leading to:-
- Ground Floor Cloakroom -
Sanitaryware to buyer's choice - see separate specification sheet for allowance.
- Staircase - 4.25 x 2.75 (13'11" x 9')
Leading to half-landing and then to galleried landing
- Family Bathroom -
With Velux-type roof light. Sanitary ware to buyer's choice - see separate specification sheet for allowance.
- Principal Bedroom - 6.05 x 5.72 (19'10" x 18'9")
With door leading to:-
- En-Suite Shower -
With Velux-type rooflight. Sanitary ware to buyer's choice - see separate specification sheet for allowance
- Bedroom Two - 5.1 x 3.41 (16'9" x 11'2")
- Bedroom Three - 4.15 x 4 (13'7" x 13'1")
- Bedroom Four - 3.6 x 3.15 (11'10" x 10'4")
- Attached Large Garage - 6.65 x 4.25 (21'10" x 14'0")

PLOT 1



PLOT 2 LAYOUT IS IDENTICAL BUT HANDED

Plots 1 & 2, Langley Street, Langley, NR14 6AD

Nestled in a delightful countryside location, these two impressive, detached family homes offer the perfect blend of tranquillity and accessibility. Surrounded by open fields, wooded lanes, and abundant wildlife, the setting provides a peaceful rural lifestyle while remaining within easy reach of nearby amenities.

BOTH PRICED AT £825,000

View to front and side



DESCRIPTION

Built by the highly reputable local family firm of Lambford Homes, each property is the stage in the build where potential purchasers can make their own mark. The interior specifications are flexible, and purchasers are given an allowance with which they can choose their kitchen and utility fittings, sanitary wear etc. Each property stands on a plot of approximately 1/3 acre stms with a pleasant rural outlook and large attached garage.

Just a short walk away lies the picturesque Langley Dyke and Staithe—an idyllic spot on the water with stunning scenery which reflects the natural beauty of the Norfolk landscape. Langley Dyke is a serene tributary of the River Yare, meandering through unspoilt countryside and connecting directly to the breathtaking Norfolk and Suffolk Broads. The nearby staithe offers a peaceful mooring area, ideal for kayaking, paddleboarding, or simply relaxing by the water's edge. It's a haven for nature lovers, with opportunities for birdwatching, fishing, and tranquil riverside walks.

Whether you're seeking a quiet retreat or an active outdoor lifestyle, this exceptional location offers the very best of country living with a direct connection to one of the UK's most cherished natural environments.

Services : Mains water and electricity. Each property will drain to its own underground private treatment plant. These are eco-friendly state of the art systems, approved by AWA and the environment agency to output clean river quality water only which will discharge to a soakaway.

LOCATION

Langley is approximately 1.5 miles from the small town of Loddon, which lies on the river Chet, approximately 12 miles southeast of the city of Norwich. Loddon is situated in South Norfolk about 12 miles from Norwich and within easy reach of the Waveney Valley and Beccles and Bungay. There are excellent local shopping and transport facilities in the village, with access to the South Norfolk Broads via the River Chet. Local services include doctors' surgery, schools and everything you would expect for a small village with a thriving community.

DIRECTIONS

Leave Norwich via A146 (Loddon Road) heading south east, continuing through the village of Thurton, then take the right hand fork, sign posted Chedgrave. Continue along the Norwich Road, through the village and turn right into rectory Lane just after Baynard House. At the T junction turn left into Langley Road and turn right into Snow's Lane, just after Hillside, follow this road to

the T junction then left into Langley Street, where the properties will be found on the left hand side.

Plot 1 (Plot 2 is handed)

AGENT'S NOTES:

- (1) The photographs shown in this brochure have been taken with a camera using a wide angle lens and therefore interested parties are advised to check the room measurements prior to arranging a viewing.
- (2) Intending buyers will be asked to produce original Identity Documentation and Proof of Address before solicitors are instructed.

VIEWING Strictly by prior appointment through the selling agents' Norwich Office. Tel: 01603 629871



IMPORTANT NOTICES

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