



**Larkman Lane, Norwich NR5 8TX**



**welcome to**

**Larkman Lane, Norwich**

\*\*\*AN ESTABLISHED DETACHED HOME SITUATED ON A GENEROUS SIZED MATURE PLOT\*\*\* Offering potential both inside and out this family home is situated in a prominent west city location within easy reach of the UEA / Norfolk and Norwich hospital and city centre.



### Entrance Hall

Composite door to front aspect, UPVC double glazed window to side aspect, tiled floor, under stairs cupboard, radiator, doors to lounge, dining room, shower room and kitchen, stairs to first floor landing.

### Lounge / Bedroom Four

12' 3" narrowing to 8' 1" x 13' 4" ( 3.73m narrowing to 2.46m x 4.06m )

Double glazed bay window to front aspect, tiled fireplace, picture rail, tiled floor, radiator.

### Dining Room / Bedroom Five

11' 11" x 11' max ( 3.63m x 3.35m max )

### Conservatory

UPVC and brick construction, laminate flooring.

### Kitchen

15' x 8' 9" max plus bay window ( 4.57m x 2.67m max plus bay window )

Double glazed window to side and rear aspect, fitted kitchen comprising a range of wall and base units, work surfaces over, inset one and a half bowl stainless steel sink and drainer, plumbing and space for washing machine and dishwasher, space for fridge freezer, electric hob and oven, gas fired central heating boiler, double glazed door to side aspect leading to garden.

### Landing

Stairs leading from entrance hall to first floor landing, loft access, doors to all first floor bedrooms and bathroom;

### Bedroom One

12' 3" x 11' 8" max ( 3.73m x 3.56m max )

Double glazed window to front aspect, cast iron fireplace, picture rail, radiator.

### Bedroom Two

11' 9" x 10' 9" max ( 3.58m x 3.28m max )

Double glazed window to rear aspect, cast iron fireplace, picture rail, radiator.

### Bedroom Three

8' 4" x 8' ( 2.54m x 2.44m )

Double glazed window to front aspect, picture rail, radiator.

### Wc

Double glazed window to rear aspect, suite comprising low level wc, laminate flooring, radiator.

### Bathroom

Double glazed window to rear aspect, suite comprising bath with mixer tap, thermostatic hand held shower attachment over, electric shower, pedestals ink, vinyl flooring, radiator.

### External

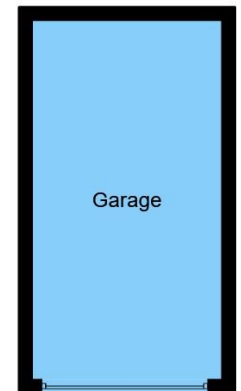
The property is approached via a sweeping driveway provide parking to the front and access to the side where there is a garage. To the rear there is a large garden offering potential for a family retreat.



Ground Floor



First Floor



Garage

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.focalagent.com](http://www.focalagent.com)



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## **Larkman Lane, Norwich**

- ESTABLISHED DETACHED HOME
- PROMINENT WEST CITY LOCATION
- THREE FIRST FLOOR BEDROOMS
- TWO GROUND FLOOR RECEPTION ROOMS  
(CURRENTLY BEING USED AS ADDITIONAL BEDROOM)
- MATURE GENEROUS SIZED PLOT MEASURING CIRCA 764 SQM METRES / 0.18 ACRES STMS

Tenure: Freehold EPC Rating: D  
Council Tax Band: C

guide price

**£325,000**



### **directions to this property:**

Follow the Dereham Road out of Norwich, proceed over the roundabout with Guardian Road and Sweet Briar Road eventually taking a left hand turn into Larkman Lane where the property will be located on your right hand side.



Please note the marker reflects the postcode not the actual property

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Property Ref:  
UNR106775 - 0007

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