

Larkman Lane, Norwich
£325,000 Freehold



TOTAL FLOOR AREA: 1498 sq.ft. (139.2 sq.m.) approx.
 Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Viewings strictly by appointment with: 297 Fakenham Road, Norwich, NR8 6LE

Taverham **01603 261104**
Norwich **01603 740044**

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We bring to prospective purchasers attention that we, as estate agents for the property, have not tested any appliances and purchasers should make their own enquiries of the relevant Authorities regarding the connection and viability of all services. These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy.

- Well Presented 1930's Family Home
- Three Bedrooms
- Kitchen/Breakfast Room
- Lounge With Wood Burning Stove
- Garden Room

- Dining Room
- Generous Sunny Rear Garden
- Garage & Driveway
- Convenient Location
- EPC Rating Tbc / Council Tax Band C

Description

Offered with NO ONWARD CHAIN, this beautifully maintained semi-detached family home offers a perfect blend of period charm and modern convenience.

Ideally located with easy access to both the university and hospital, this character property is perfect for families, professionals or anyone seeking a stylish home in a prime location. Step inside to discover a welcoming lounge, bathed in natural light and centred around a cosy wood burning stove, ideal for relaxing evenings. The heart of the home is the impressive 19ft garden room that offers year-round enjoyment of the outdoors, basking in sunlight a wood burning stove and views of the generous rear garden. The impressive 16ft kitchen/breakfast room, boasts ample storage and workspace, perfect for everyday family life or entertaining guests. A separate dining room provides a formal space for meals and gatherings.

Upstairs, you'll find three generously sized bedrooms and a stunning four-piece family bathroom suite, featuring a standalone roll top bath, separate shower cubicle, W/c and hand basin all finished to a high standard.

Outside

Outside, the property offers ample parking to the front along with access to the 21ft garage, while to the rear the property continues to impress with a generous, sunny enclosed garden, ideal for children, pets or keen gardeners! The garden is mainly laid to lawn with some raised beds sunny patio areas.

This wonderful home offers character, space and comfort, all within easy reach of essential amenities, transport links and reputable schools. Iconic strongly advise an internal viewing to appreciate the space and finish on offer!

Viewing Arrangements

Viewing is strictly through Iconic Estate Agents on 01603 261104

Services

Mains Drainage, Water, Gas, Electricity and Broadband are all connected.

Local Authority

Broadland District Council, Horizon Business Centre, Peachman Way, Norwich, NR7 0WF
Council Tax C

Tenure

Freehold

Directions

From the A1074 Dereham Road, turn left into Larkman Lane where the property can be found indicated by our For Sale Board.

