



Longwater Lane, Norwich - NR5 0TB



Longwater Lane

Norwich

NO CHAIN! This DETACHED BUNGALOW occupies a GENEROUS PLOT in a sought-after location, ideally positioned close to AMENITIES, TRANSPORT LINKS, and LOCAL SCHOOLING. Welcoming you is an ENCLOSED PORCH ENTRANCE with practical storage perfect for coats and shoes and a CONVENIENT WC for guests. The heart of the home is the impressive 17' DUAL ASPECT SITTING ROOM, offering an abundance of natural light and direct access to the garden, creating a seamless flow between indoor and outdoor living. The 15' KITCHEN/DINING ROOM is well-appointed with EXTENSIVE STORAGE and TWO PANTRY CUPBOARDS, providing ample space for culinary enthusiasts and family gatherings alike. Both bedrooms are generously sized DOUBLES, each with BUILT-IN WARDROBES for excellent storage solutions. A large THREE PIECE FAMILY BATHROOM serves the accommodation, featuring a bath, wash basin, and WC. The property is set back from the road, with DRIVEWAY PARKING for MULTIPLE VEHICLES and a useful CAR PORT, ensuring convenience for residents and visitors.



To the rear, the PRIVATE and ENCLOSED GARDEN is WELL ESTABLISHED and enjoys a TREE-LINED REAR ASPECT.

Council Tax band: C

Tenure: Freehold

- No Chain!
- Detached Bungalow Occupying a Generous Plot
- Close to Local Amenities, Transport Links & Local Schooling
- 17' Dual Aspect Sitting Room Opening To The Garden
- 15' Kitchen/ Dining Room With Integrated Appliances
- Two Double Bedrooms Both With Built-In Wardrobes
- Well proportioned & Established Private Gardens
- Driveway Parking For Multiple Vehicles & Car Port

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

The property is set back from the road behind a substantial frontage, enclosed by low level timber panel fencing and established hedging and shrubbery. A paved driveway provides parking for multiple vehicles and leads to a carport. The front garden is predominantly laid to shingle for ease of maintenance, complemented by a variety of established shrubs and planting. The main entrance is positioned to the front of the property beneath an open porch.

THE GRAND TOUR

On entering, you are welcomed into the entrance hall, while a secondary entrance from the carport leads into a useful enclosed porch. This space benefits from double integrated storage cupboards, ideal for coats and shoes, and provides a practical secondary entrance with a further door opening directly onto the garden. Tiled flooring continues into a convenient two piece WC, ideal for guests. From the entrance hall, you are welcomed into the impressive 15' open plan kitchen and dining room. The kitchen offers extensive storage, comprising a range of wall and base units, together with two deceptively spacious integrated pantry cupboards. A comprehensive range of integrated appliances includes an oven, inset electric hob, extractor and dishwasher. Generous worktop space wraps around the kitchen and is complemented by tiled splashbacks, providing a practical and easy-to-maintain finish. A further internal door leads directly into the heart of the home, the impressive 17' dual-aspect sitting room, which is flooded with natural light. Sliding glass doors provide direct access to the garden, while the room is centred around an exposed-brick feature fireplace. The adjoining alcove spaces have been thoughtfully utilised with fitted shelving, providing both useful storage and display space. Carpeted flooring runs throughout, with ample room for a variety of soft furnishings and seating arrangements.

Situated towards the front of the property are two well-proportioned double bedrooms. The main bedroom benefits from front facing uPVC double glazed windows, carpeted flooring, substantial integrated wardrobe space and additional fitted cabinetry. The second double bedroom also enjoys views over the established front garden and benefits from two integrated double wardrobes, providing excellent storage. Both bedrooms are served by a well proportioned three piece family bathroom, comprising a bath, wash basin and WC. The bathroom also benefits from loft access, a generous vanity area with large mirror and worktop space, together with a range of wall and base storage units.

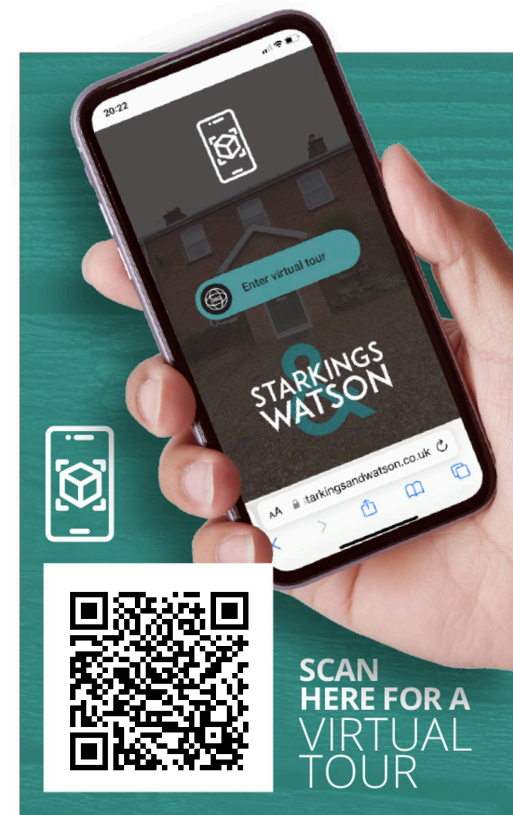
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VIRTUAL TOUR

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



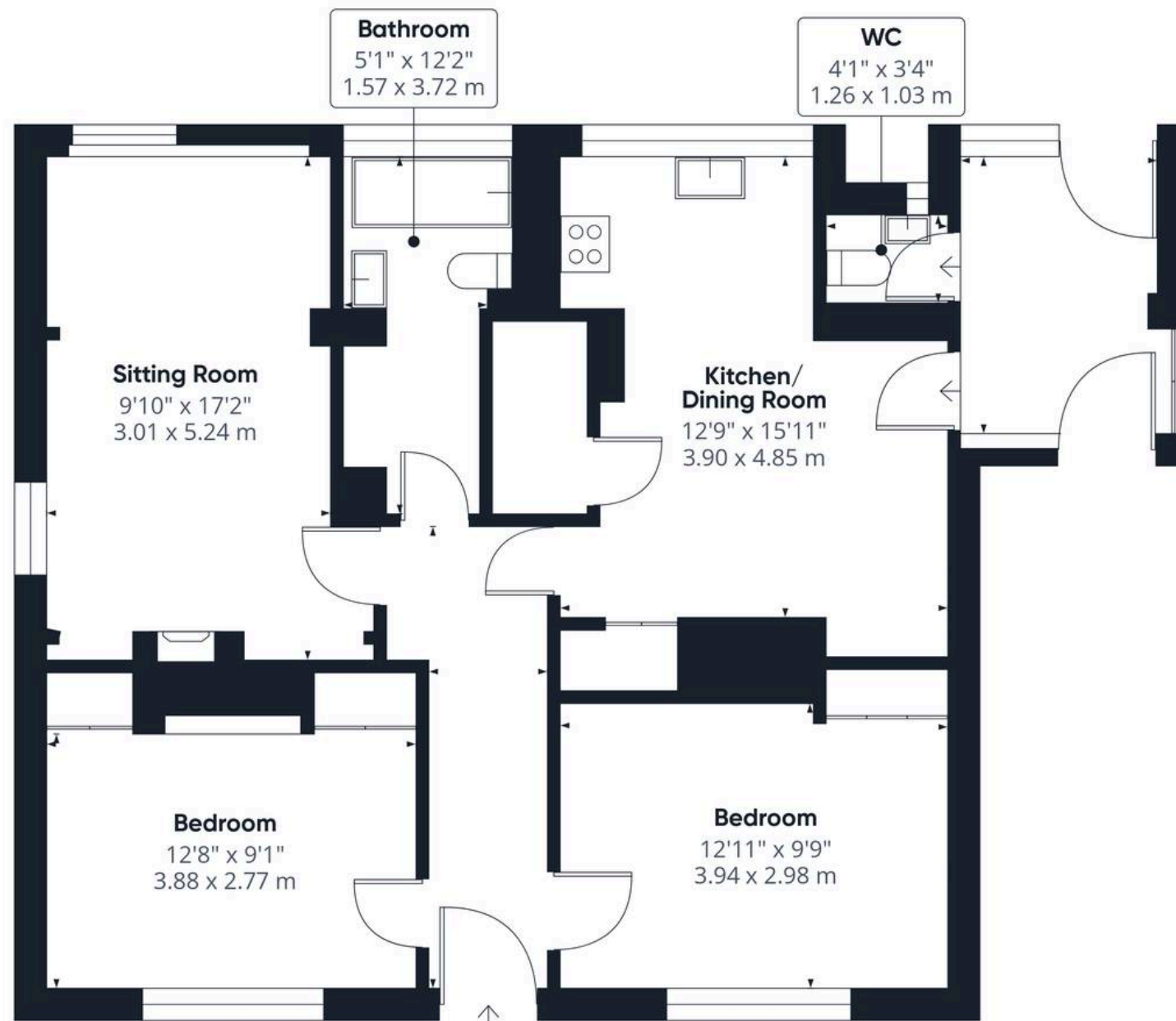




THE GREAT OUTDOORS

Stepping out of the sitting room sliding doors into the garden, you find yourself on a paved area which runs along the rear of the property and along to a patio area with planting and trellises, also suitable for outside furniture to entertain. the main garden is lawned with secure with fencing and established hedges. To the very rear, there is another paved area and 2 storage sheds.





Approximate total area⁽¹⁾

866 ft²

80.4 m²

(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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