



Apple Tree Cottage
2 Lady's Row, Lenwade, NR9 5SF

BROWN & CO



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Situated within the popular village of Lenwade, Apple Tree Cottage is an attractive three-bedroom home offering generous and versatile accommodation together with a particularly well-designed rear garden.

The property combines comfortable family living with character features, including exposed beams and a feature fireplace, with the ground floor centred around a spacious open-plan sitting and dining area.

Further accommodation includes a fitted kitchen, separate utility room, conservatory, ground-floor cloakroom and three bedrooms served by a family bathroom.

Outside, the property benefits from ample driveway parking, an integral garage and an enclosed landscaped rear garden with a substantial timber outbuilding and covered BBQ area, creating an excellent setting for outdoor entertaining.

GUIDE PRICE - OIEO £300,000



DESCRIPTION

Apple Tree Cottage is approached via a generous driveway providing ample off-road parking and access to the garage.

The property is entered via a useful entrance porch, opening into the hallway from which the principal ground-floor accommodation can be accessed.

At the heart of the home is the spacious open-plan sitting and dining room, providing plenty of room for both everyday family life and entertaining. Exposed ceiling beams introduce a sense of character, while the feature fireplace creates an attractive focal point within the sitting area. The open arrangement allows the reception space to feel sociable and connected while still providing defined areas for relaxing and dining.

The kitchen is fitted with a range of units providing ample storage and worktop space, together with integrated appliances. Adjoining the kitchen is a separate utility room, offering valuable additional storage and laundry space as well as convenient internal access to the garage.

A ground-floor cloakroom provides further practicality.

To the rear of the property, the conservatory provides an additional reception space overlooking the garden. With plenty of natural light and direct access outside, this versatile room could be used as an additional sitting area, playroom or space for entertaining.

On the first floor, the landing gives access to three bedrooms and the family bathroom. The principal bedroom is generously proportioned, with the remaining bedrooms providing flexible accommodation for children, guests or those requiring space to work from home. The family bathroom is fitted with a modern suite and completes the first-floor accommodation.

Outside, the rear garden is a particular feature of Apple Tree Cottage and has been arranged to provide an attractive yet relatively low-maintenance outdoor space.

A combination of decking, patio and artificial lawn creates several distinct areas for relaxing, dining and entertaining, while established planting and enclosed boundaries provide a good degree of privacy.

A substantial timber outbuilding offers useful additional space, while a purpose-built covered BBQ area provides an appealing spot for outdoor entertaining.

To the front, the driveway provides ample off-road parking and leads to the garage, which benefits from power and internal access to the property.

With its generous living accommodation, three bedrooms, garage and carefully designed outside space, Apple Tree Cottage offers an appealing opportunity for buyers looking for a comfortable village home within easy reach of Norwich and the surrounding Norfolk countryside.

LOCATION

Lenwade is a well-served Norfolk village positioned approximately 12 miles north-west of Norwich and surrounded by attractive countryside.

The village and immediate surrounding area offer a range of everyday amenities, while Great Witchingham Church of England Primary Academy is conveniently located nearby.

The A1067 provides a direct road connection towards Norwich and Fakenham, making the location convenient for those travelling throughout the county.



For those who enjoy the outdoors, the surrounding Wensum Valley countryside provides numerous opportunities for walking and cycling, while Marriott's Way is also readily accessible. Nearby leisure attractions include ROARR! and a number of golf courses, fishing lakes and countryside destinations.

Norwich provides a comprehensive range of shopping, leisure and cultural facilities, together with Norwich Railway Station offering services to London Liverpool Street and other regional destinations.

DIRECTIONS

From Norwich, proceed north-west on the A1067 towards Fakenham. Continue towards Lenwade and, upon entering the village, follow the local road network to Apple Tree Cottage.

SERVICES

Mains water, electricity and drainage are connected.
The property benefits from oil-fired central heating.

Council tax band C

AGENTS 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.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		81 B
69-80	C		
55-68	D		
39-54	E	43 E	
21-38	F		
1-20	G		



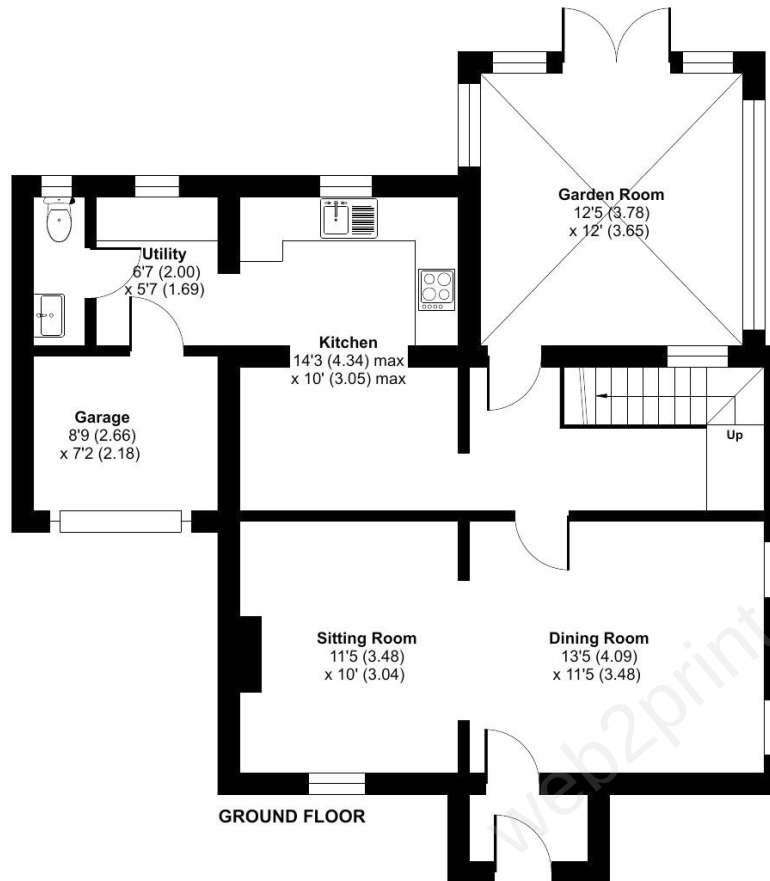
Ladys Row, Lenwade, Norwich, NR9

Approximate Area = 1213 sq ft / 112.6 sq m

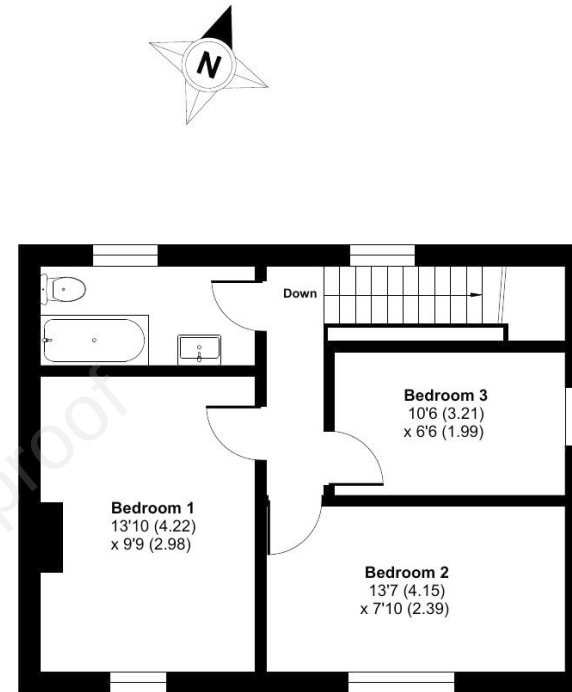
Garage = 59 sq ft / 5.4 sq m

Total = 1272 sq ft / 118 sq m

For identification only - Not to scale



GROUND FLOOR



FIRST FLOOR

 Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nrichcom 2026. Produced for Brown & Co. REF: 1523923

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