



Woodforde Close, Weston Longville - NR9 5AJ

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Woodforde Close

Weston Longville, Norwich

NO CHAIN! Set in the heart of this sought after village setting, this SEMI-DETACHED HOUSE is presented in TURNKEY condition, having been fully RENOVATED and IMPROVED. Step inside to the HALLWAY ENTRANCE with stairs rising to the first floor and newly laid flooring underfoot, continuing to all the ground floor accommodation including the DINING ROOM and adjacent 14' SITTING ROOM, flooded with natural light from a front BAY WINDOW. The brand new KITCHEN includes INTEGRATED APPLIANCES and a tucked away UTILITY space. Heading upstairs, THREE BEDROOMS open from the landing, all with newly laid carpet, serviced by a three piece FAMILY BATHROOM including a shower over the bath. Heading outside, the rear GARDEN is PRIVATE and FULLY ENCLOSED with an outside covered seating area. Substantial outbuilding space includes a W.C, storage cupboard and OUTSIDE OFFICE/ STUDY, whilst the expansive shingle laid DRIVEWAY offers parking for multiple vehicles.

Council Tax band: B

Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: C

- No Chain!
- Semi-Detached House
- Fully Renovated Property Presented In Turnkey Condition
- Brand new Fitted Kitchen With Separate Utility Space
- Three Bedrooms
- Outbuilding With Storage, W.C and Potential Outside Office/ Study
- Private & Enclosed Garden Backing Onto Picturesque Rolling Fields
- Expansive Driveway Parking

Nestled in the heart of the scenic Wensum Valley, Weston Longville is a highly sought after village offering a perfect blend of rural tranquillity and modern convenience. This picturesque community is defined by its rolling Norfolk countryside, quiet lanes, and a friendly atmosphere. Enjoy high quality dining at the renowned Parson Woodforde public house, whilst also being on the doorstep of the Royal Norwich Golf Club and Roarr! Dinosaur Adventure. The surrounding landscape is a haven for walkers and cyclists, with the River Wensum and numerous footpaths nearby. Ideally positioned for families, within catchment for local schools. Essential amenities including shops, doctors' surgeries, and cafes are easily accessible in the neighboring villages of Lenwade and Reepham and Taverham/ Drayton. With the A47 and NDR nearby, the village offers a peaceful retreat with superb commuter links to Norwich City Centre and the North Norfolk Coast.



SETTING THE SCENE

The property can be found set back from the road, with raised brick wall enclosed flower beds opening to a spacious shingle driveway bordered with timber panel fencing offering parking for multiple vehicles. Beyond, a flagstone patio walkway leads to the main entrance at the side of the property.

THE GRAND TOUR

Stepping inside, the light and bright hallway entrance offers stairs rising to the first floor with spaces for storing coats and shoes beneath. Newly laid hard flooring runs underfoot whilst refitted internal doors open to all the ground floor accommodation. Initially, the spacious dining room offers ample room for formal dining or versatility to be used as a family room or snug. Adjacent, the 14' sitting room is flooded with natural light from a bay window to front and uPVC double glazed windows. The sitting room enjoys carpeted flooring and allows for a range of soft furnishing layouts. At the end of the hallway, the newly refitted kitchen can be found. The kitchen includes a range of wall and base storage cupboards and integrated appliances including an oven, inset electric hob and extractor above whilst undercounter space offers space for a dishwasher. A stainless steel sink with integral drainer and mixer tap is positioned below the sink. A doorway leads out to the rear garden whilst tucked away to the corner, a separate utility space offers room for white goods.

Ascending the stairs to the carpeted first floor landing, loft access can be found above in addition to a deceptively spacious storage cupboard and further cupboard above, three bedrooms open from the landing. The main bedroom and second double room both enjoy a front facing aspect with carpeted flooring, radiators and integrated wardrobe space.

The third bedroom looks out to the garden and field views beyond, also with useful integrated storage. All three bedrooms are serviced by a new three piece family bathroom, including a p-shaped bath with shower overhead, a glass splashback and tiled surround, herringbone style hard flooring underfoot and a wall mounted heated towel rail.

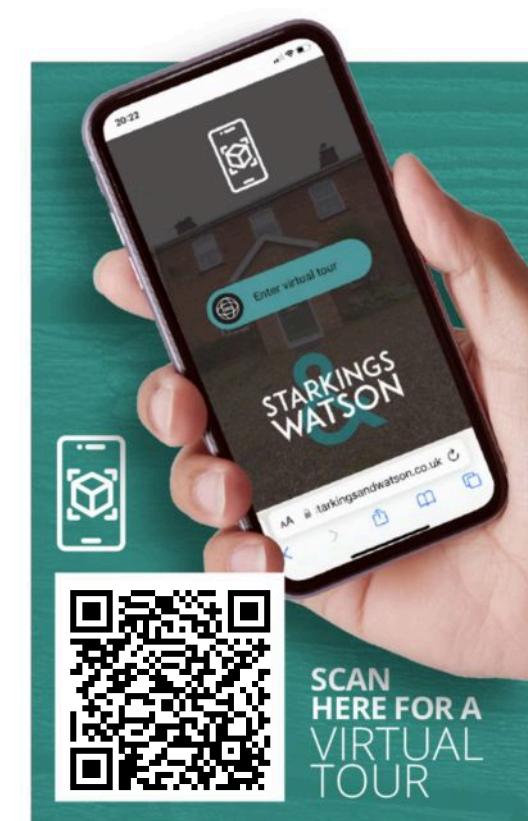
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VIRTUAL TOUR

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THE GREAT OUTDOORS

Stepping outside, a versatile outbuilding features three separate entrances. The first opens to a practical storage shed, while the second reveals a spacious outside room perfect for use as a home office or hobby space complete with power, lighting, and a window overlooking the garden. The third door leads to a convenient two-piece W.C. The garden itself begins with a spacious flagstone patio that wraps around the side of the property to a wooden latch and brace gate, providing easy access to the driveway. Fully enclosed by timber panel fencing for privacy, the remainder of the garden is soon to be rotavated and seeded, offering a fresh lawn for the new owner. A standout feature is the timber built outdoor seating area, boasting a covered pitched roof perfect for year round use, this cosy retreat includes two large windows and outdoor power, perfect for relaxing regardless of the weather.



Approximate total area⁽¹⁾

984 ft²
91.4 m²

Reduced headroom

15 ft²
1.4 m²



(1) Excluding balconies and terraces

Reduced headroom

..... Below 5 ft/1.5 m

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.



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