



Longwater Lane, Norwich - NR5 0TF

**STARKINGS  
& WATSON**

HYBRID ESTATE AGENTS

## Longwater Lane

Norwich

NO CHAIN! Prominently positioned occupying a SUBSTANTIAL MATURE PLOT, this DETACHED FAMILY HOME offers the perfect opportunity to UPDATE, MODERNISE or EXTEND (stp), a blank canvas to create your dream home. Boasting in excess of 1,470 Sq. Ft (stms) of accommodation opening to a HALLWAY ENTRANCE with stairs rising, a conveniently positioned two piece W.C and doors opening to all ground floor accommodation, including THREE RECEPTION ROOMS. Initially, the STUDY sits to the front of the home, enjoying a DUAL ASPECT including a uPVC double glazed BAY WINDOW to the front aspect. Double doors flow into the 26' SITTING ROOM, enjoying a further DUAL ASPECT with sliding and FRENCH DOORS opening directly to the garden and a separate UTILITY ROOM. Adjacent, the 17' fully fitted KITCHEN offers EXTENSIVE STORAGE and INTEGRATED APPLIANCES, open to the well sized DINING ROOM. Heading upstairs, doors give way to FOUR BEDROOMS, including THREE DOUBLE ROOMS, all served by a three piece FAMILY BATHROOM.



Stepping outside, GATED ENTRY opens to the sweeping shingle DRIVEWAY, offering parking for multiple vehicles leading to the integral GARAGE. To the rear, the PRIVATE GARDEN is deceptively sized, lovingly LANDSCAPED offering a mixture of well maintained laid lawns, mature plantings and trees, whilst backing ROLLING FIELDS.

Council Tax band: D

Tenure: Freehold

EPC Energy Efficiency Rating: TBC

- No Chain!
- Extended Detached House
- Prominently Positioned On A Substantial Mature Plot
- Perfect Opportunity To Modernise/ Extend (stp)
- In Excess Of 1,470 Sq. Ft (stms) Of Accommodation
- Three Reception Rooms
- Four Bedrooms
- Driveway Parking & Garage

Nearby you will find a variety of 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. To the rear of the property, access leads to the local play area and Marriott' Way for walks and cycling.



A variety of bus routes lead to Norwich City Centre, with Longwater Retail Park located only a short drive with a park and ride bus service into Norwich.

### SETTING THE SCENE

The property can be found set back from the road, opening via a wooden gate onto a sweeping shingle driveway. Mature hedging runs along either boundary ensuring plentiful privacy, while the frontage is predominantly laid to lawn with surrounding mature plantings and trees. To the front of the home, the shingle driveway offers parking for multiple vehicles with an up and over door to the garage, including a mezzanine floor and inspection pit. Access to the rear can be found from both sides of the property, while the main entrance is located at the front from a flagstone patio, under an open porch.

### THE GRAND TOUR

Stepping inside, the light and bright hall entrance offers hard flooring running underfoot with stairs rising to the first floor and double doors opening to useful integrated storage beneath, with a two piece W.C directly opposite. A door opens to the front facing study space, enjoying a generous dual aspect with uPVC double glazed windows and a bay fronted window. The room is centred around a feature fireplace with wood flooring underfoot, making it ideal as a snug with soft furnishings or a home office. Across the hall, double doors open to the main reception spaces, starting with the 26' sitting room. This expansive room offers a light and spacious feel with carpeted flooring and a feature fireplace as a central focal point. Ample space is available for a range of soft furnishing layouts, while the room enjoys a further dual aspect with sliding doors opening to the side patio and French doors to the rear opening directly onto the garden. A separate door leads into the tucked away utility room, providing wall and base storage units, tiled flooring and space for undercounter white goods, with a door leading out to the garden. At the end of the sitting room, further double doors open to the dining room, featuring a bay window offering panoramic garden views. There is ample space for formal dining with further carpeted flooring and an open archway leading to the fully fitted kitchen. The kitchen itself includes an expansive range of wall and base units with plentiful worktop space for food preparation, tiled splashbacks and a stone feature wall with an attached breakfast bar for informal dining. Integrated appliances include a dishwasher, fridge, double oven and hob with an extractor

above, with a door leading back to the hallway and another leading out to the side of the property where a covered area can be found.

Ascending the stairs to the carpeted first floor landing, loft access can be found overhead, the fully boarded space includes power and lighting. There is a useful storage cupboard and airing cupboard, with doors opening to four well sized bedrooms. Positioned in the extended front portion of the home, the first double room offers space for a large double bed with views over the frontage and an inset shower cubicle. The similarly sized second double bedroom currently offers bespoke fitted wardrobes and vanity units. The final two rooms sit to the rear of the home enjoying views of the surrounding green space and tree lined aspect. Both include carpeted flooring, with the larger room offering space for a double bed and the fourth room being ideal as a home office or single bedroom with a sliding door to integrated storage. Centrally located from the landing, the three piece family bathroom completes the accommodation, offering a shower over the bath and predominantly tiled splashbacks.

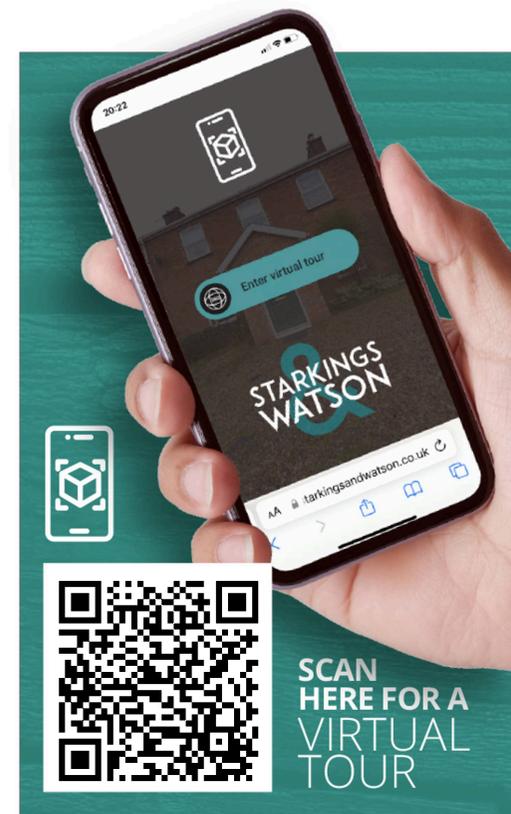
### FIND US

Postcode : NR5 0TF

What3Words : ///neckline.liberated.pill

### VIRTUAL TOUR

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



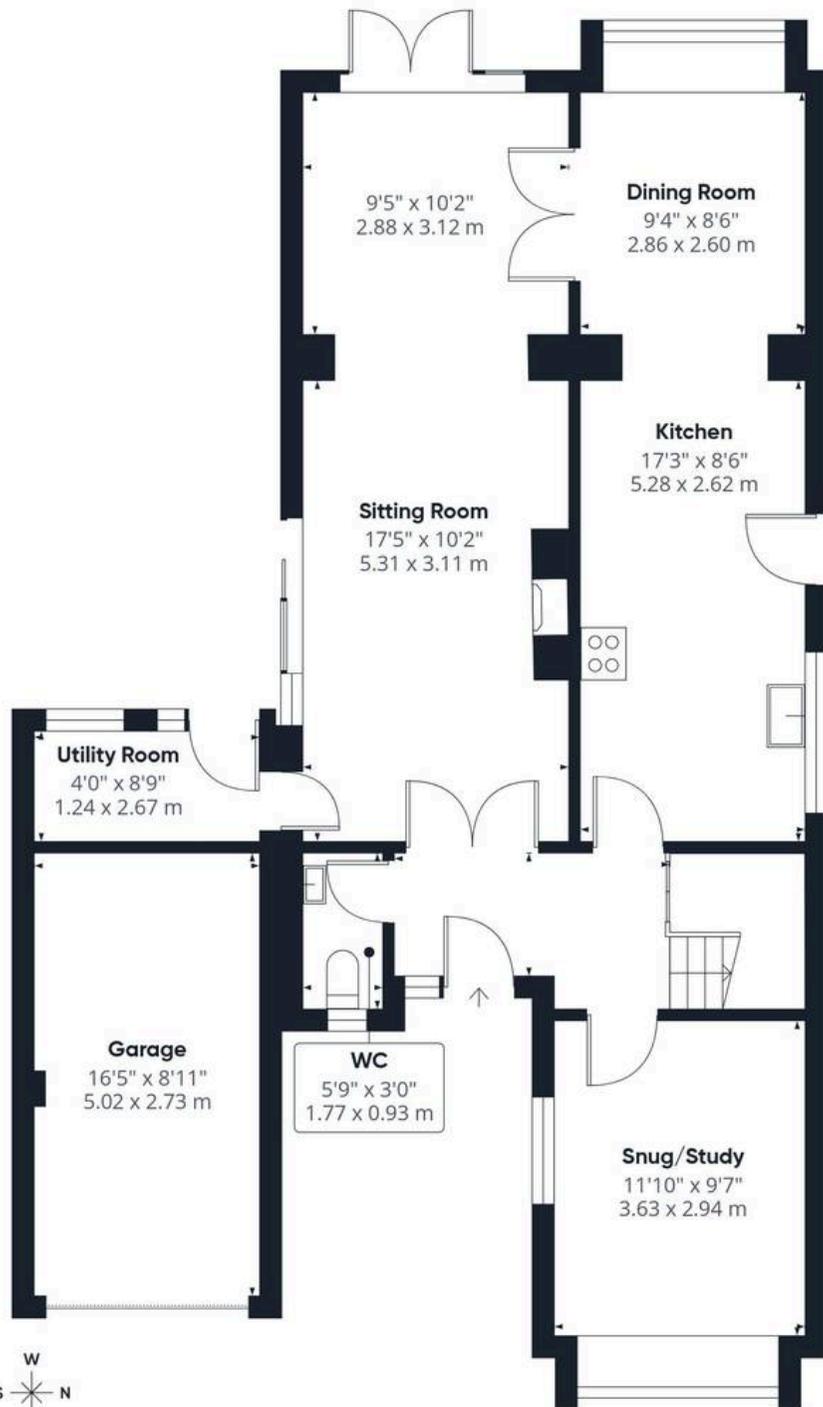




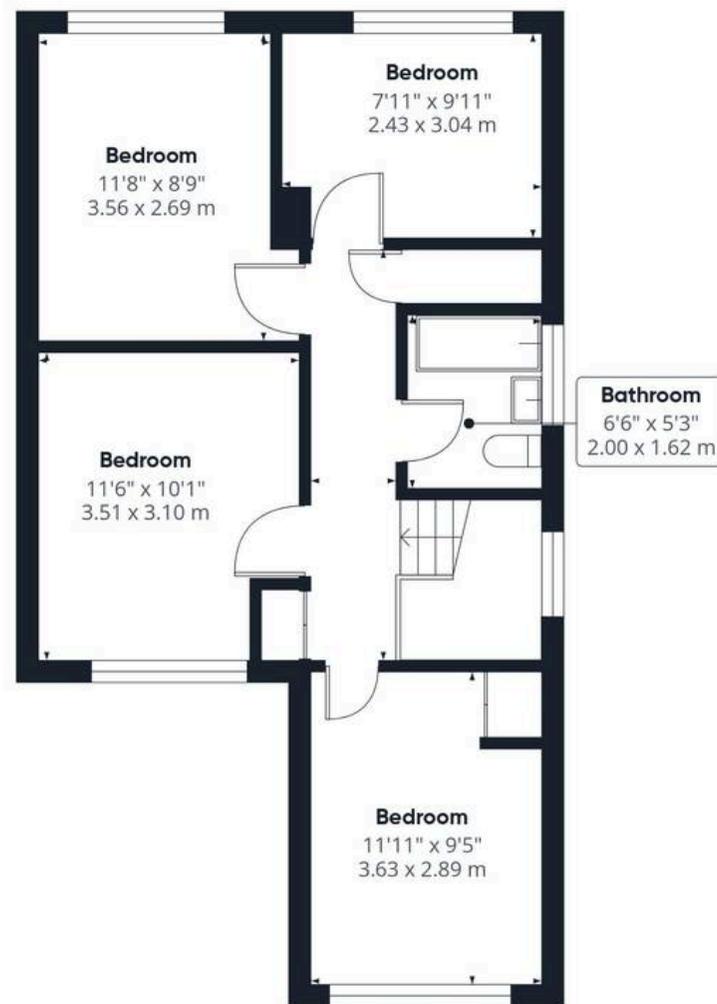
## THE GREAT OUTDOORS

Stepping outside, you are initially greeted by a substantial flagstone patio ideal for outside furniture to enjoy the warmer months. This space provides a perfect sun trap and leads around to the side where a latch and brace wooden gate allows access back to the front of the home. Continuing to the main body of the garden, the space is fully enclosed with timber panel fencing and mature hedging offering a high degree of privacy. The garden is predominantly laid to a well maintained lawn, landscaped to include a vibrant range of plantings, shrubs and hedges. At the foot of the garden, two substantial timber sheds can be found for convenient storage, while the property enjoys pleasant views beyond overlooking the surrounding green space.





Ground Floor



Floor 1

Approximate total area<sup>(1)</sup>

1471 ft<sup>2</sup>  
136.6 m<sup>2</sup>

(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



## Starkings & Watson Hybrid Estate Agents

196 Norwich Road, Costessey - NR5 0EX

01603 336446 • [costessey@starkingsandwatson.co.uk](mailto:costessey@starkingsandwatson.co.uk) • [starkingsandwatson.co.uk/](http://starkingsandwatson.co.uk/)

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