



61 Lone Barn Road, Norwich - NR7 8HZ

£350,000 - £375,000 Freehold

Beautifully extended and renovated to a high standard, this spacious semi-detached bungalow offers stylish, low-maintenance living in a peaceful residential setting. Featuring three well-proportioned bedrooms, a modern family bathroom, and an impressive 21' x 20' open-plan living area with a quality fitted kitchen and island breakfast bar, it's ideal for families or those looking to downsize in comfort. Additional highlights include a separate utility room, an enclosed rear garden with patio and lawn, and a bespoke garden room, perfect as a gym, studio, or home office. Off-road parking is available at the front, and the home enjoys a strong community feel with easy access to shops, supermarkets, schools, and healthcare services. Well-presented throughout and ready to move into, this is a fantastic opportunity in a sought-after location.

Location

Lone Barn Road is set within a well-established suburb of Sprowston, part of Norwich's sought-after NR7 area. This peaceful residential setting offers convenient access to local amenities, including shops, supermarkets, schools, and healthcare services. Residents benefit from nearby green spaces such as Mousehold Heath, as well as easy access to the Riverside Retail Park and Norwich city centre. Excellent transport links are provided by regular bus routes, the nearby A47, and Norwich train station, making it a practical choice for commuters and families alike.

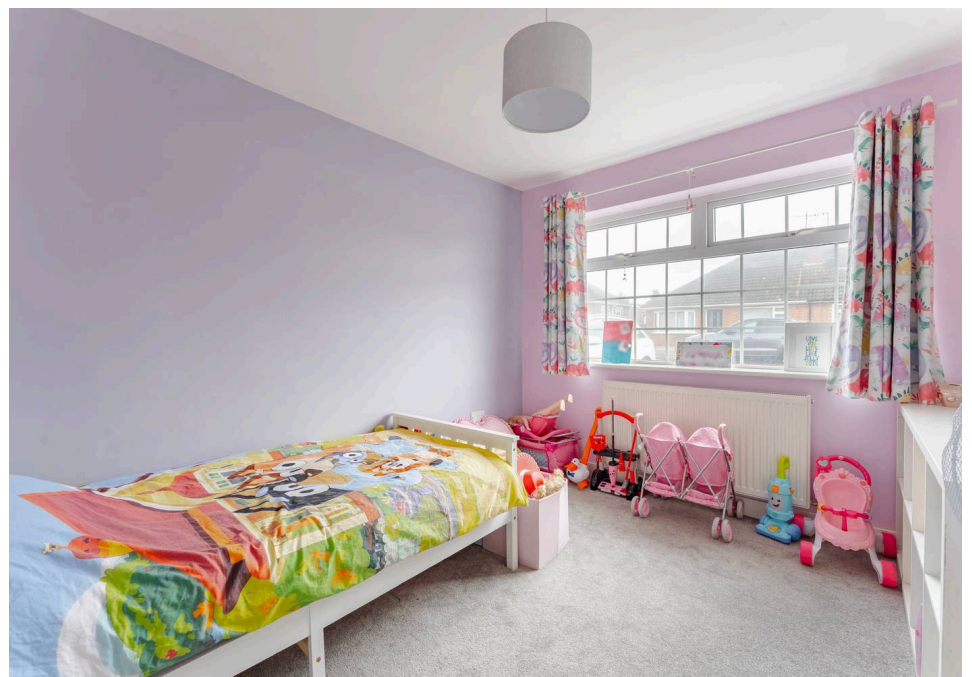
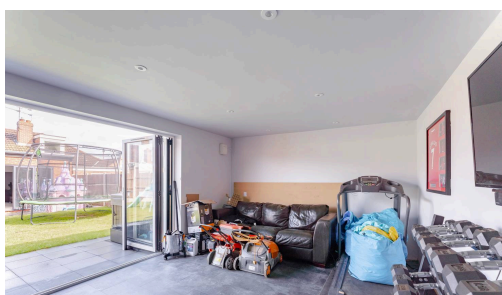
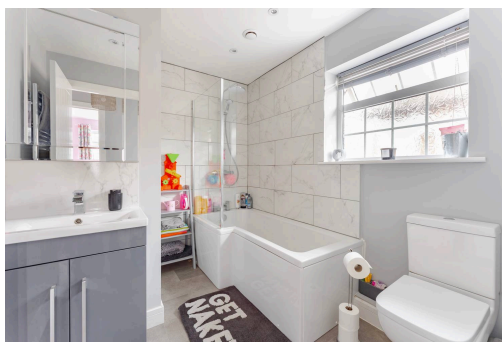


Agents notes

We understand that the property will be sold freehold, connected to all main services.

Heating system- Gas Central Heating

Council Tax Band - B



Lone Barn Road, Sprowston

Step inside this beautifully extended and renovated bungalow, where space, light, and quality finishes come together to create a truly impressive home. From the hallway, make your way into a versatile front reception room that can comfortably serve as a dining area, snug, or home office. This welcoming space features a built-in storage cupboard, wood-effect flooring, and flows effortlessly into the open-plan kitchen and living area beyond.

The real showstopper of the home is the expansive 21' x 20' open-plan living space, a modern, multifunctional area perfect for both day-to-day living and entertaining. The kitchen is finished to a high standard, with sleek marble-effect worktops, quality fitted units, a central island that doubles as a breakfast bar, and integrated appliances including a twin oven, hob with extractor, and inset ceiling lights. A striking roof lantern floods the room with natural light, while wide bi-folding doors open directly onto the garden, creating a strong connection between indoor and outdoor living. There is ample space here to accommodate a full dining setup, a generous lounge area, and more.

The separate utility room offers its own access to the outside and is ideal for laundry and extra storage. It includes plumbing for a washing machine and additional countertop space, adding to the home's overall practicality.

The bungalow offers three well-sized bedrooms, each finished with soft carpet underfoot and enjoying plenty of natural light. The master bedroom includes a walk-in wardrobe, offering both style and storage. The remaining bedrooms are equally generous and flexible, well-suited for children, guests, or even a second office or hobby room.

Completing the interior is a modern and stylish family bathroom, fitted with a P-shaped panelled bath and overhead shower, surrounded by marble-effect tiles, tiled flooring, and inset ceiling lighting, offering a calm, contemporary feel.

Double glazing is fitted throughout the property, ensuring comfort and energy efficiency all year round.

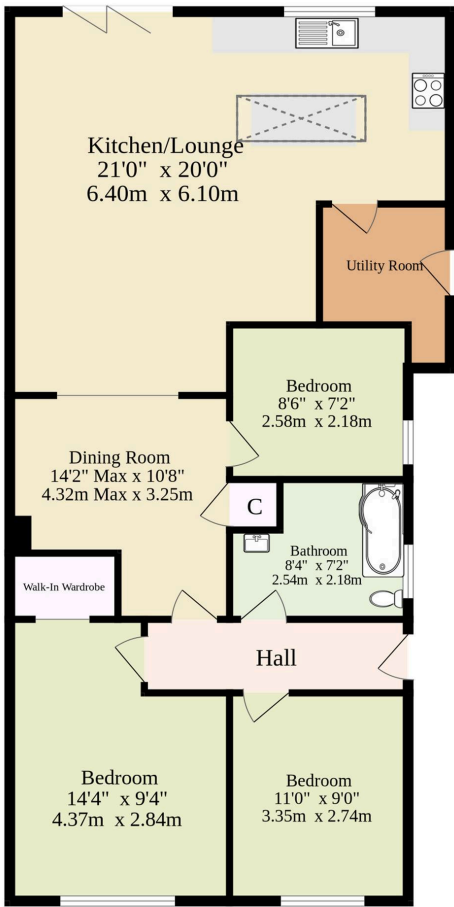
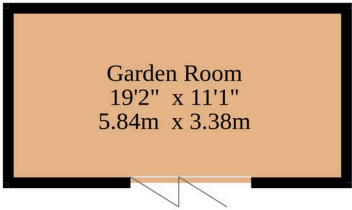
Outside, the rear garden has been landscaped with low maintenance in mind while still offering distinct areas for relaxation and enjoyment. A large patio provides the perfect setting for outdoor dining or hosting, while steps lead up to a neat lawn.

At the far end of the garden sits a standout feature: a bespoke 19'8" x 11'1" garden room. Currently used as a gym, this stylish and fully powered space is beautifully finished with bifold doors and downlighters, making it just as suitable for use as a home office, studio, or occasional guest space.

To the front of the home, a gravelled driveway offers off-road parking for multiple vehicles and sets the tone for the property's well-kept and practical layout throughout.



Ground Floor
1209 sq.ft. (112.3 sq.m.) approx.



Sqft Includes Garden Room

TOTAL FLOOR AREA : 1209 sq.ft. (112.3 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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