



90 Longwater Lane, Norwich

Offers Over £340,000

90 Longwater Lane

Norwich, Norwich

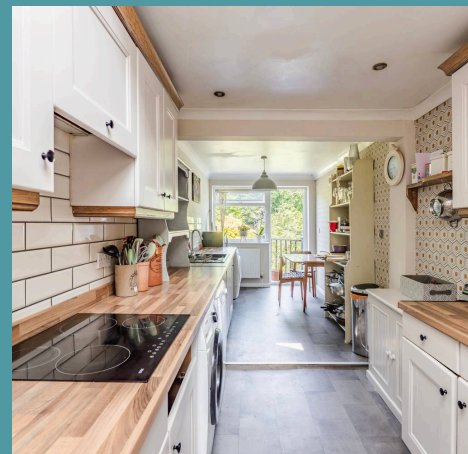
Set along Longwater Lane in Costessey, this distinctive split-level bungalow stands out for its spacious layout, characterful features, and versatile living. With four well-proportioned bedrooms — including a private en-suite master suite on its own level — it's ideal for families or anyone needing flexible space. A bright kitchen/breakfast room and a cosy lounge with wood burner create a homely feel, with French doors leading out to a beautifully maintained, private garden. The outdoor space is perfect for relaxing or entertaining, complete with lawn, patio, decking and handy side access. A large gravel driveway offers ample parking, and the home has been well cared for, including a regularly serviced boiler. With easy access to Norwich, the A47, schools, shops and green spaces, this is a rare find in a sought-after and well-connected setting.

Council Tax band: C

Tenure: Freehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating:





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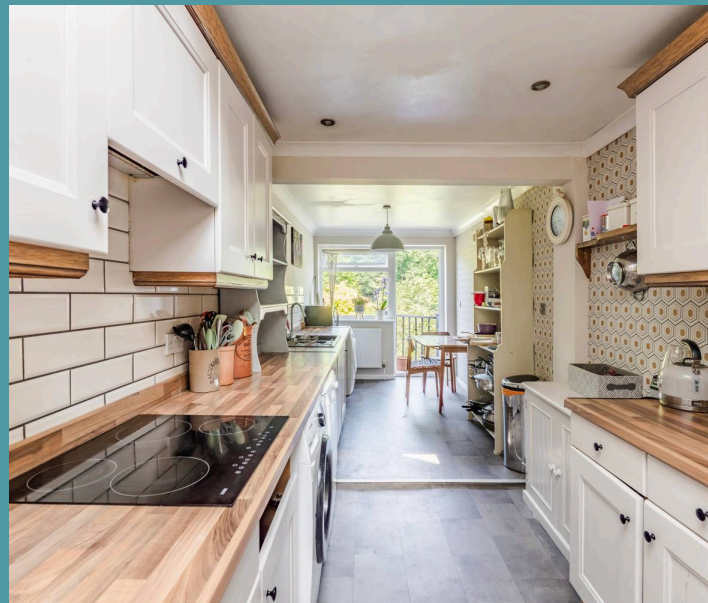
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The Location

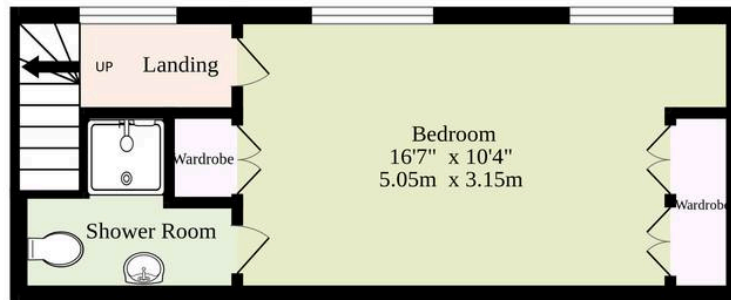
Situated on Longwater Lane in Costessey, it offers a rare blend of countryside with city convenience—Norwich is just a short drive or bike ride away, with quick access to the A47 (2.9 miles), NDR, and direct bus routes to the city centre and train station.

Outdoor lovers will appreciate the nearby Marriotts Way, a popular walking, cycling, and running route that stretches from Aylsham into central Norwich. Local life is well-catered for, with cafés, active churches, and three pubs all within walking distance, as well as village shops, a garage, pharmacy, and healthcare services close by.

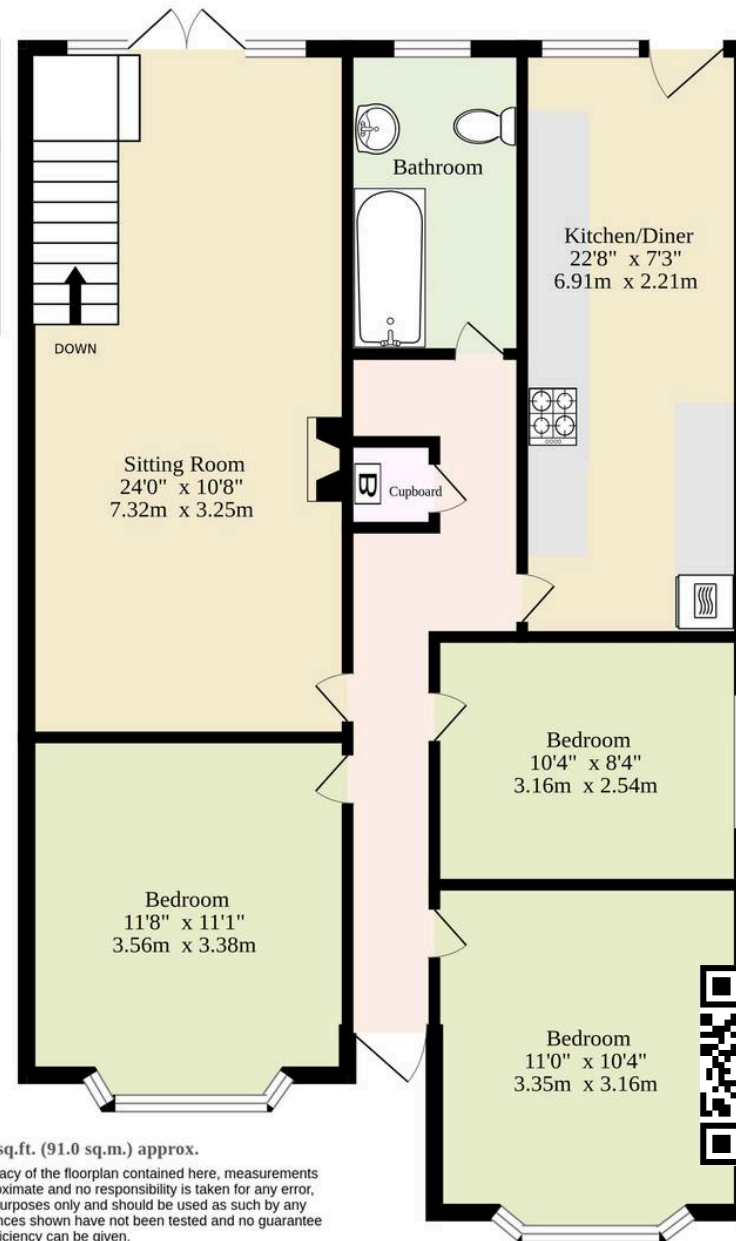
The nearby Longwater Business Park adds daily convenience with Sainsbury's, M&S, Boots,



Basement Level
43 sq.ft. (4.0 sq.m.) approx.



Ground Floor
937 sq.ft. (87.1 sq.m.) approx.



TOTAL FLOOR AREA : 980 sq.ft. (91.0 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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