



8 Larkman Lane, Norwich - NR5 8TX

£400,000 - £425,000 Freehold

This beautifully presented three-bedroom detached house sits on a generous plot and offers spacious, flexible living throughout. Full of character, the home features a generous lounge with a fireplace, a bright conservatory overlooking the garden, and a bay-fronted dining room that can also serve as a study or snug. The well-appointed kitchen is fitted with solid wood units, granite worktops, and quality appliances, while the family bathroom includes both a glass shower cubicle and a separate bath. Upstairs, two of the bedrooms are doubles with period fireplaces, and the third is a well-sized, versatile single. Outside, the property boasts a large, private rear garden with mature trees, a paved seating area, and an expansive brickweave driveway at the front offering ample off-road parking. Ideally located close to the city centre, with excellent access to local shops, amenities, and bus routes, this home perfectly combines charm, space, and practicality.

Location

Larkman Lane lies to the west of Norwich city centre, within the NR5 area and close to Bowthorpe, offering excellent access to the University of East Anglia, Norfolk and Norwich University Hospital, and the A47 for convenient road connections. The area is well-served by local amenities including supermarkets, schools, medical centres, and regular public transport links into the city. With nearby green spaces such as Earlham Park and access to cycle routes, it appeals to families, students, and professionals alike. The surrounding neighbourhood is established and residential, with a strong sense of community and a variety of independent shops and eateries within easy reach, making it a practical yet accessible place to live.



Agents notes

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

Heating system- Gas Central Heating

Council Tax Band- C



Larkman Lane, Bowthorpe

Step onto the storm porch of this charming detached home and into a warm and inviting hallway, where you're immediately greeted by a sense of space and comfort. Wood-effect flooring runs underfoot, complementing the pendant lighting above, while a convenient understairs storage cupboard provides a practical solution for coats, shoes, or household essentials. To your left, the spacious dining room sits at the front of the house, beautifully lit by a large bay-style window that draws in natural light throughout the day. With soft carpet flooring underfoot and a generous layout, this room offers exceptional flexibility, perfect for formal dining, a family gathering space, or even a quiet study area or playroom.

Continue through to the generous lounge. This space features carpet flooring and a character fireplace with a traditional wood surround, creating a cosy and inviting setting ideal for relaxing evenings. French doors at the rear open into a bright conservatory, extending the living space and offering panoramic views of the rear garden. With a second set of French doors leading directly outside, the conservatory creates a seamless flow between indoor and outdoor living, perfect for enjoying the garden year-round.

The kitchen is a highlight of the home, bright, well-appointed, and practical. Solid wood fitted units line the walls, paired with granite worktops that offer both style and durability. Tiled flooring ensures easy maintenance, while a decorative tiled splashback sits behind the hob. The kitchen includes a twin oven and extractor fan, plumbing for both a dishwasher and washing machine, and inset ceiling lights that enhance the fresh, clean aesthetic. There's also plenty of space for casual dining, with room for a breakfast table, and a door leading directly outside for added convenience.

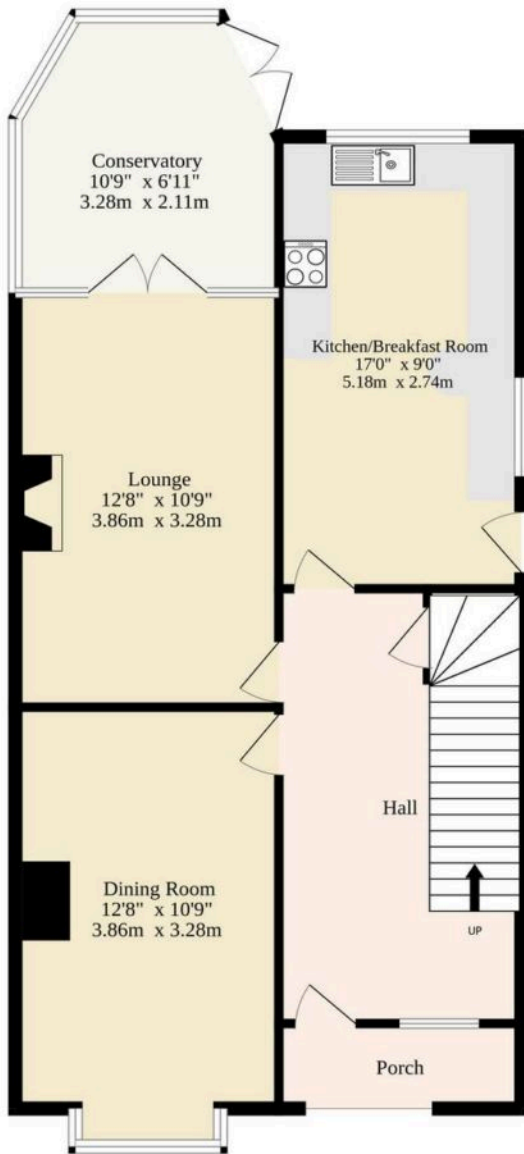
Head upstairs to discover three generously sized bedrooms, each filled with natural light and designed to offer comfort and versatility. Two of the bedrooms are spacious doubles, both featuring charming period fireplaces that add character and warmth. One of these rooms benefits from delightful views over the rear garden. The third bedroom, while smaller, is still well-proportioned and offers flexibility as a child's room, home office, or dressing room. All bedrooms are finished with soft carpet flooring. The family bathroom is both stylish and practical, offering a glass shower cubicle as well as a separate bath — ideal for families or for those who value the option of a relaxing bath. Tiled walls and wood-effect flooring bring a contemporary look, and inset ceiling lights provide a modern finish.

Throughout the home, double glazing helps to ensure warmth and efficiency.

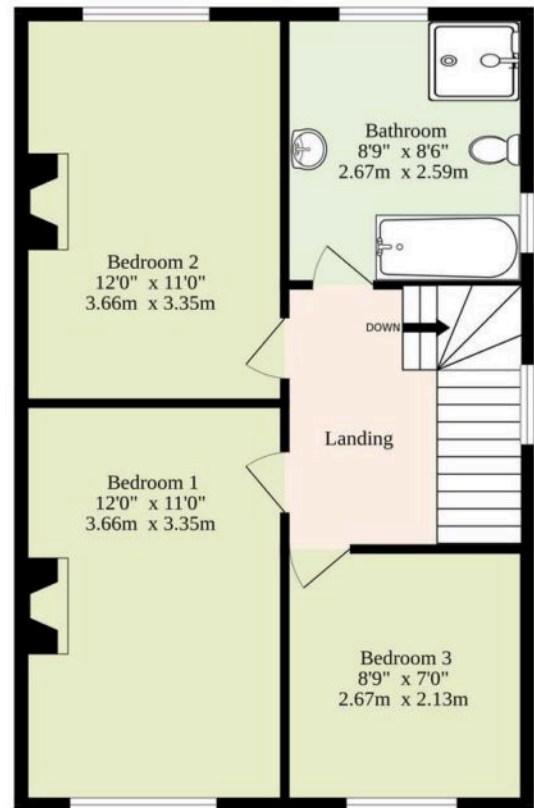
Step outside to fully appreciate the size and privacy of the plot. The rear garden is a large, enclosed space with mature trees offering natural screening and well-stocked borders that add interest throughout the year. A paved seating area provides an ideal spot for outdoor meals, entertaining guests, or simply unwinding with a morning coffee in a peaceful setting. To the front of the property, a wide brickweave driveway, also enclosed, offers generous off-road parking for multiple vehicles, making this home as practical as it is welcoming.



Ground Floor
716 sq.ft. (66.5 sq.m.) approx.



1st Floor
488 sq.ft. (45.3 sq.m.) approx.



TOTAL FLOOR AREA : 1204 sq.ft. (111.9 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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