



39 Long John Hill, Norwich

Norwich



Minors & Brady



Set quietly along the curve of Long John Hill, this well-proportioned three-bedroom semi-detached home offers both space and potential in a desirable suburban setting just south of Norwich city centre. Designed with family living in mind, the property boasts generous reception rooms, a practical kitchen and utility setup, and a welcoming entrance hall with solid wood staircase. Upstairs, three bright bedrooms and a modern family bathroom provide comfortable accommodation for a growing household. The home sits on a particularly generous plot, with ample off-road parking and a sizeable front garden that could be adapted further. To the rear, a multi-level enclosed garden adds real versatility, complete with lawn, patio areas, and a range of timber outbuildings. The largest of these outbuildings provides studio-style space ideal for work or leisure, with several adjoining rooms offering scope for creative use. With strong transport links, local schools, shops, and healthcare all within easy reach, the location balances convenience and community. For buyers seeking room to grow, personalise, or simply enjoy flexible family living, this property delivers an outstanding opportunity.

- Spacious three-bedroom semi-detached family home on a generous plot
- Bright and welcoming entrance hall with solid wood staircase and understairs storage
- Two well-sized reception rooms with large windows and versatile living space
- Well-equipped kitchen with tiled splashbacks and views over the rear garden
- Separate utility room with external access and additional cloakroom with WC
- Three comfortable bedrooms, including a dual-aspect principal bedroom
- Modern family bathroom with shower over bath and neutral finishes
- Ample off-road parking with potential to expand into the lawned front garden

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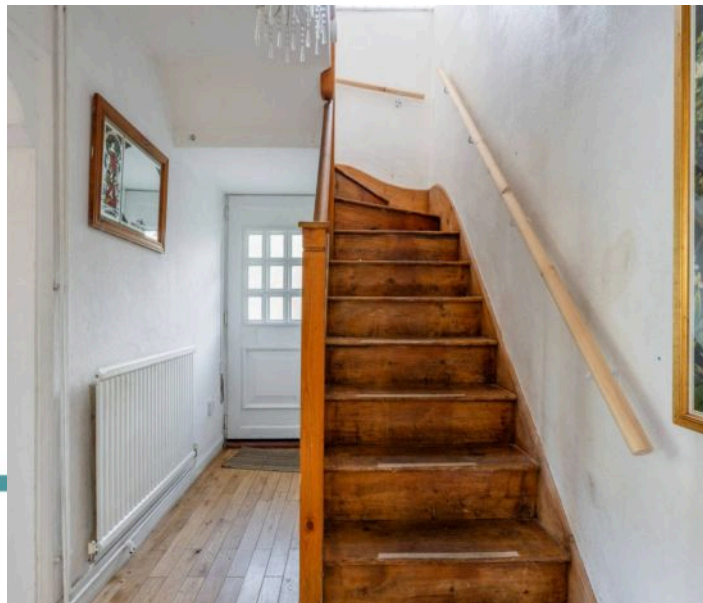
Norwich

## The Location

Long John Hill is a residential street located in the Lakenham area, just south of Norwich city centre, offering convenient access to the city's amenities while retaining a suburban feel. Local shops are within easy walking distance, including small convenience stores, cafes, and takeaway outlets, while larger supermarkets and retail options are available in nearby districts or in the city centre. Families benefit from several nearby schools, such as primary schools in the Lakenham area and secondary schools within a short drive or bus ride, making it a practical location for households with children.

Healthcare facilities, including GP practices and dental clinics, are scattered throughout the neighbourhood, and the Norfolk and Norwich University Hospital is just a short drive away for more comprehensive medical services.

Transport links are strong: the area is served by local bus routes connecting to the city centre and surrounding suburbs, and Norwich railway station is easily accessible for regional travel. Major roads like the A47 provide straightforward car access in and out of the city, while pedestrian and cycling routes link Long John Hill with parks, leisure facilities, and community spaces nearby.



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A spacious three-bedroom semi-detached family home, set on a generous plot in a sought-after residential location, offering excellent living space, flexible outbuildings, and the potential to personalise and grow into.

From the outset, the property stands out with its impressive frontage, offering ample off-road parking and a lawned front garden that could easily be adapted for further vehicle space if desired. Inside, the home opens into a welcoming entrance hall with understairs storage and solid wood staircase, leading through to two generously sized reception rooms. The lounge features LVT flooring and a large front window, while the dining room enjoys dual aspect windows, making both rooms light and comfortable spaces for family living and entertaining.

The kitchen is well-equipped with a range of wall and base units, tiled splashbacks, and a stainless steel sink overlooking the rear garden. A separate utility room provides additional practicality, with external access to the side of the house—ideal for muddy boots or pets. Completing the ground floor is a useful cloakroom with wash basin, WC, and a heated towel rail.



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Upstairs, the property offers three well-proportioned bedrooms. The principal bedroom benefits from dual aspect windows and ample natural light, while another includes built-in wardrobes and windows to both the front and rear. A modern family bathroom with shower over bath serves all rooms comfortably, and additional storage is available on the landing with loft access.

Outside, the home truly comes into its own. The multi-tiered rear garden is fully enclosed and designed for both practicality and enjoyment, offering lawned sections, a patio area, and a series of timber outbuildings that significantly enhance the property's versatility. The largest studio space measures approximately 11'9" x 10'3", ideal for use as a home office, workshop, or garden lounge.

Additional rooms within the outbuilding offer further flexibility, measuring 8'2" x 7'6", 7'5" x 3'7", and 3'6" x 3'2"—perfect for storage, hobbies, or converting into functional annex-style accommodation (subject to any permissions required).

This well-located and spacious home offers a fantastic opportunity for growing families or buyers looking for a property with scope, space, and strong potential—all chain free and ready for viewings.

## Agents Note

Sold Freehold

Connected to all mains services



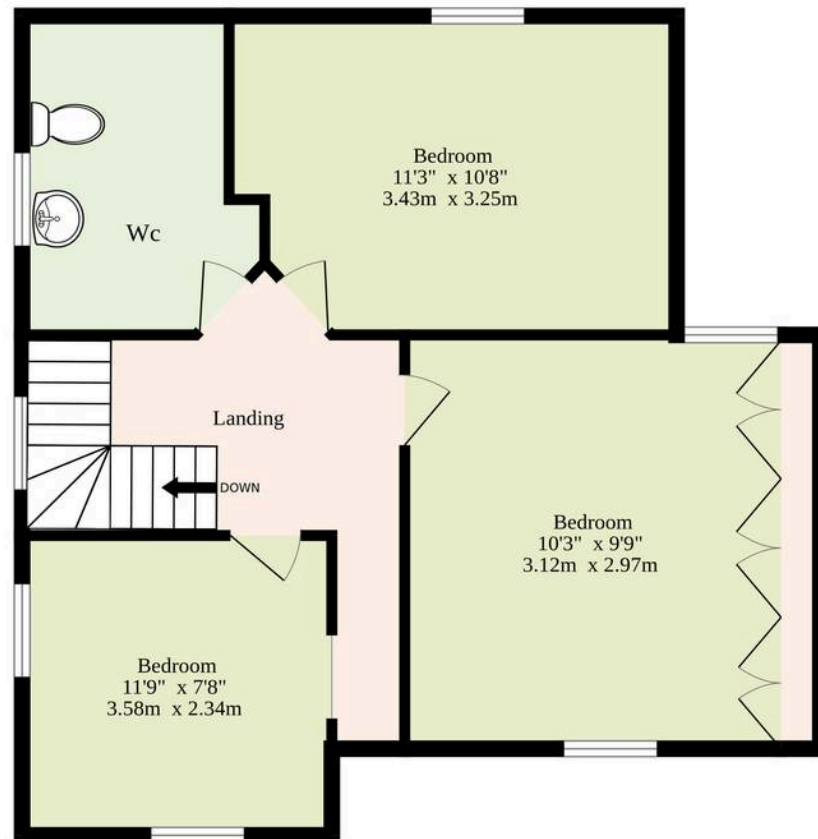
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**Ground Floor**  
491 sq.ft. (45.6 sq.m.) approx.



**1st Floor**  
453 sq.ft. (42.1 sq.m.) approx.



**TOTAL FLOOR AREA : 944 sq.ft. (87.7 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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