



89 Linacre Avenue, Norwich

Norwich



Minors & Brady

89 Linacre Avenue

Chain free and located in one of the area's most sought-after spots, this well-presented detached chalet bungalow offers a bright, flexible layout perfect for modern living. Originally a three-bedroom home, it has been thoughtfully reconfigured to create generous ground-floor living space while still providing two comfortable double bedrooms upstairs. At the heart of the home is a spacious L-shaped lounge/diner, ideal for relaxing, entertaining, or adapting to your lifestyle. A newly fitted kitchen opens directly into a cosy, year-round conservatory, adding valuable extra living space. The fully tiled ground-floor bathroom is practical and well-lit, offering both bath and shower options. Outside, the property provides excellent off-road parking with the potential to create even more if desired. The rear garden is fully enclosed, low maintenance, and includes access to the garage. With no onward chain, generous parking, and a versatile living layout, this home is ready for its new owners to move straight in.

- Chain free for a straightforward, hassle-free move
- Sought-after location close to local amenities
- Spacious L-shaped lounge/diner as the main hub of the home
- Newly fitted kitchen with space for modern appliances
- Year-round conservatory with upgraded "Cosy Roof"
- Two double bedrooms with useful fitted and off-bedroom storage
- Fully tiled ground-floor bathroom with bath and shower
- Generous off-road parking with potential to extend - stpp
- Low-maintenance enclosed rear garden with shed and gated access
- Single garage accessible from the garden and driveway





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The Location

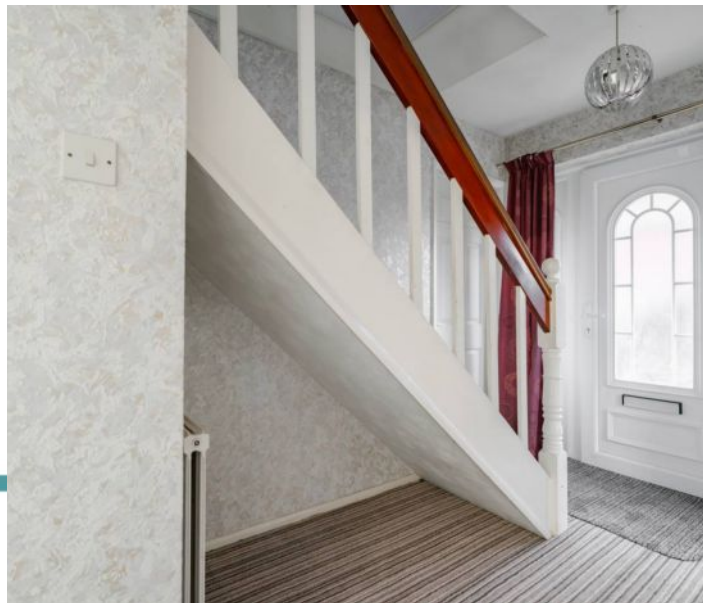
Linacre Avenue is ideally situated in the sought-after area of Sprowston, a well-established and convenient area to the north of Norwich. The location offers an excellent balance of local amenities, transport links, and green spaces, making it a popular choice for families and professionals alike.

Within easy reach are several supermarkets, including a Tesco Express for everyday essentials, a large Tesco Extra, Lidl and Aldi, ensuring a great choice for weekly shopping. For leisure and recreation, residents can enjoy the nearby Sprowston Recreation Ground and Park, perfect for walks, sports and family time outdoors. Mousehold Heath, a vast expanse of woodland and heathland, is also just a short drive away, ideal for long dog walks, picnics, or simply enjoying the views across the city.

The area is well served by local schools, including Sprowston Academy for secondary education and Sparhawk Infant and Nursery School for younger children, both of which have good reputations locally. There are also excellent transport connections, with regular bus services running along Wroxham Road and a Park and Ride site nearby offering easy access into Norwich city centre.

Commuters benefit from straightforward access to the Norwich Northern Distributor Road (NDR), providing convenient links to the A47 and surrounding areas. A short drive away, the Salhouse Road Retail Park offers a variety of larger stores such as Dunelm, Pets at Home, several furniture outlets, and a Costa Coffee.

For more extensive leisure and entertainment options, residents can head towards Riverside, where you'll find a range of restaurants, bars, and a cinema complex, as well as Norwich Train Station, providing direct services to London and the wider region.



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Linacre Avenue, Sprowston

This well-presented detached chalet bungalow, offered chain free, sits in a popular and convenient area close to a range of local amenities. Once a three-bedroom home and now reconfigured to create more generous living space, the property offers a comfortable layout ideal for buyers looking for flexibility, practicality, and plenty of natural light.

A welcoming entrance hall leads you into the home, providing access to the main living areas along with useful storage including an airing cupboard and open understairs space. At the heart of the property is a spacious L-shaped lounge/diner, a bright and versatile room with ample space for both relaxation and dining.

The newly fitted kitchen is positioned at the rear, offering a modern and functional space with good worktop areas, wall and base units, an induction hob and oven, and plumbing for a washing machine. From here, a door opens into the conservatory, creating a lovely spot to enjoy the garden in all seasons. This room benefits from a “Cosy Roof” installation and electric heating, making it usable throughout the year.

The ground floor bathroom is fully tiled and features a bath with shower over, WC and wash basin, along with a rear-facing window for natural ventilation.



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Upstairs you'll find two comfortable double bedrooms. The main bedroom overlooks the rear garden and includes fitted wardrobes plus additional off-bedroom storage. The second bedroom sits to the front and makes an ideal guest room, home office, or hobby space.

The front, the property provides generous off-road parking on the driveway, with the potential to extend further into the front garden if desired. The rear garden is fully enclosed and designed for low-maintenance enjoyment, featuring a garden shed and gated access back to the driveway. A single garage is also accessible from the garden and driveway.

With its flexible layout, bright living spaces, and sought-after setting, this chain-free bungalow is ready for its next owners to move in and make it their own.

Agents Note

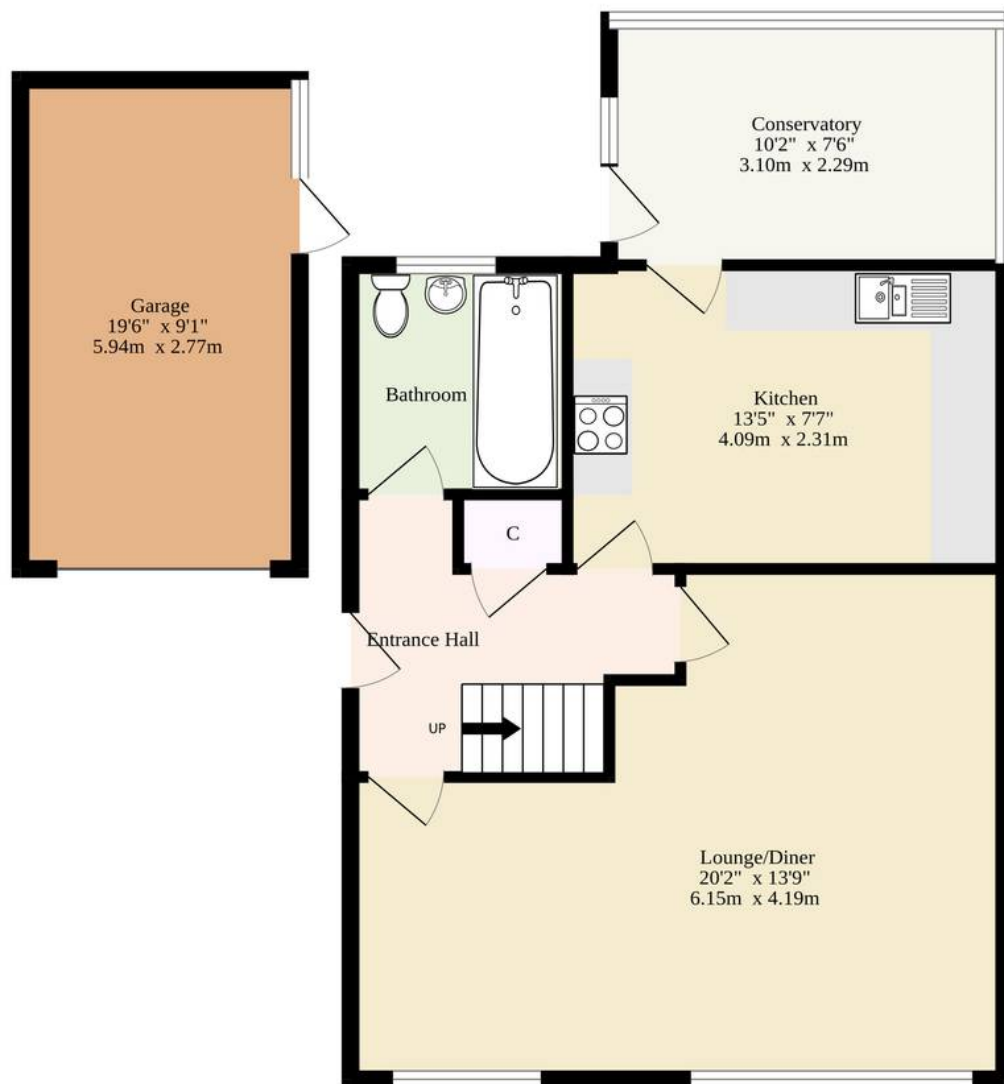
Sold Freehold

Connected to all mains services.

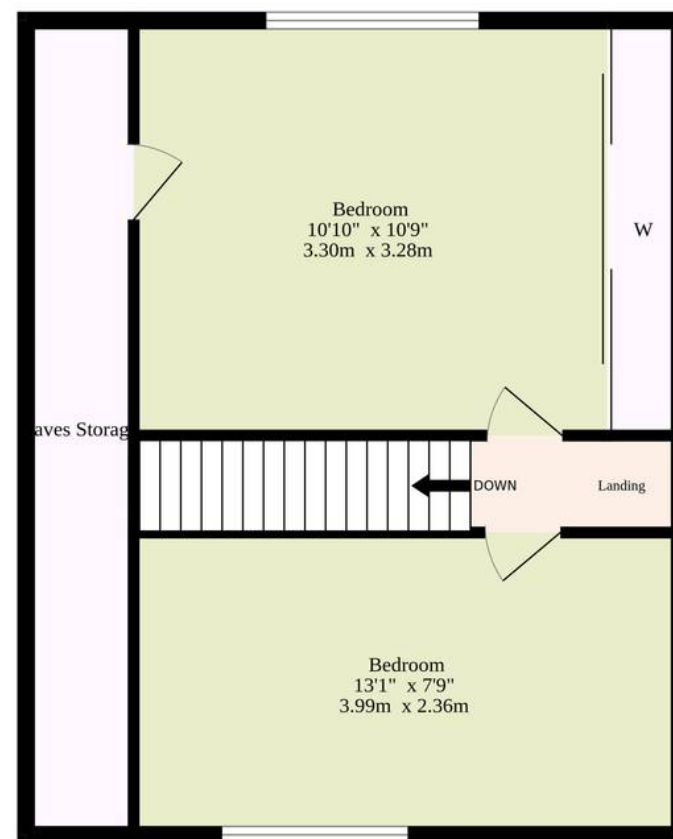


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Ground Floor
551 sq.ft. (51.2 sq.m.) approx.



1st Floor
413 sq.ft. (38.4 sq.m.) approx.



Sqft Includes Garage

TOTAL FLOOR AREA : 964 sq.ft. (89.6 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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Dreaming of this home?

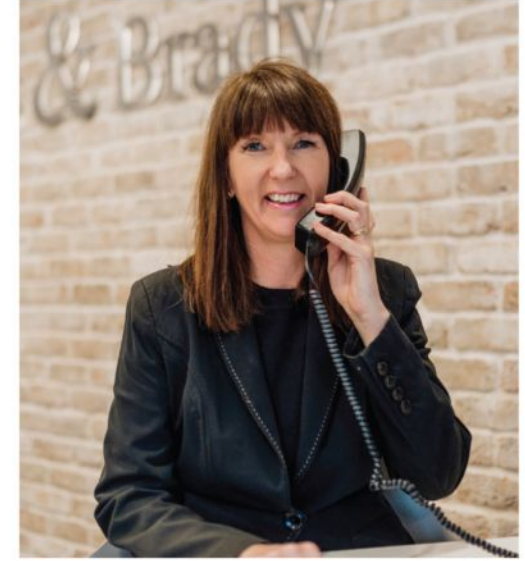
Let's make it a *reality*



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Meet *Karol*
Property Valuer



Meet *Claire*
Aftersales Team Leader

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Your home, our market



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