



24 Leng Crescent, Norwich

Norwich



Minors & Brady

24 Leng Crescent

Norwich

This detached home occupies a generous corner plot in one of Norwich's most desirable areas, offering a perfect setting for family life. With approved planning permission for a single-storey extension, there is excellent potential to enhance the space to suit your lifestyle. Inside, a bright L-shaped living and dining room flows seamlessly into a contemporary kitchen, which opens onto expansive wrap-around gardens. Flexible bedrooms cater to work, play, or relaxation, while outside, multiple patios, laid-to-lawns, off-road parking, and a garage provide both practicality and style. Ready to welcome its next family, this home offers a lifestyle of comfort, versatility, and lasting memories in a prime Norwich location.



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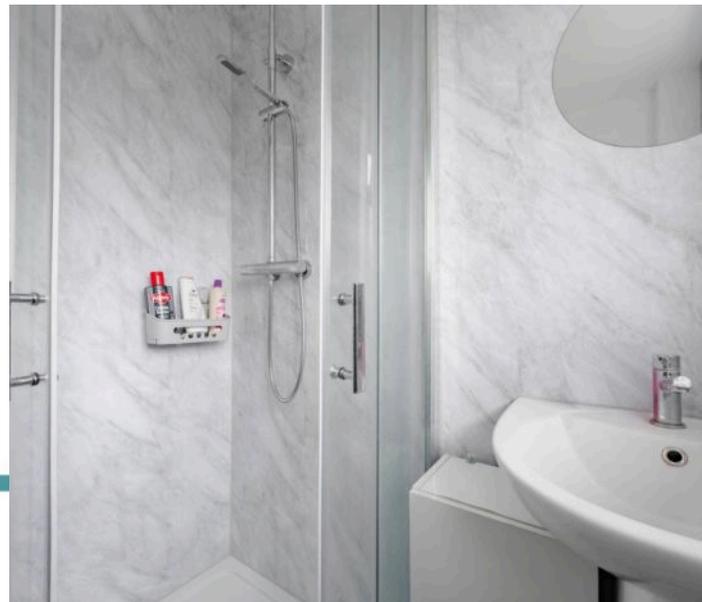


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24 Leng Crescent

Norwich

- Located on a substantial corner plot in the highly sought-after area of Norwich, lies this detached residence that is perfectly suited to family living
- Opportunity to extend, with approved planning permission for a single storey extension on the front of the residence
- Spacious, L-shaped living/dining room that is filled with an abundance of natural light, creating an effortless flow for everyday living and entertaining
- Modern kitchen equipped with gloss cabinetry, an integrated oven, dedicated areas for appliances and a door opening out to the garden
- Ground-floor bedroom with the flexibility to be a home office, a cosy snug or a playroom for children
- Ground-floor shower room and a first-floor family bathroom, both comprising contemporary three-piece suites
- Three first-floor bedrooms offering comfort and privacy, ready to be personalised to suit your own taste
- Large, wrap-around gardens that are well-maintained, featuring several patios for seating arrangements and laid to lawns
- A side driveway providing off-road parking, set in-front of a garage for workshop/storage use
- Prime location for essential amenities, with easy access to the city centre, transport links, education and community parks



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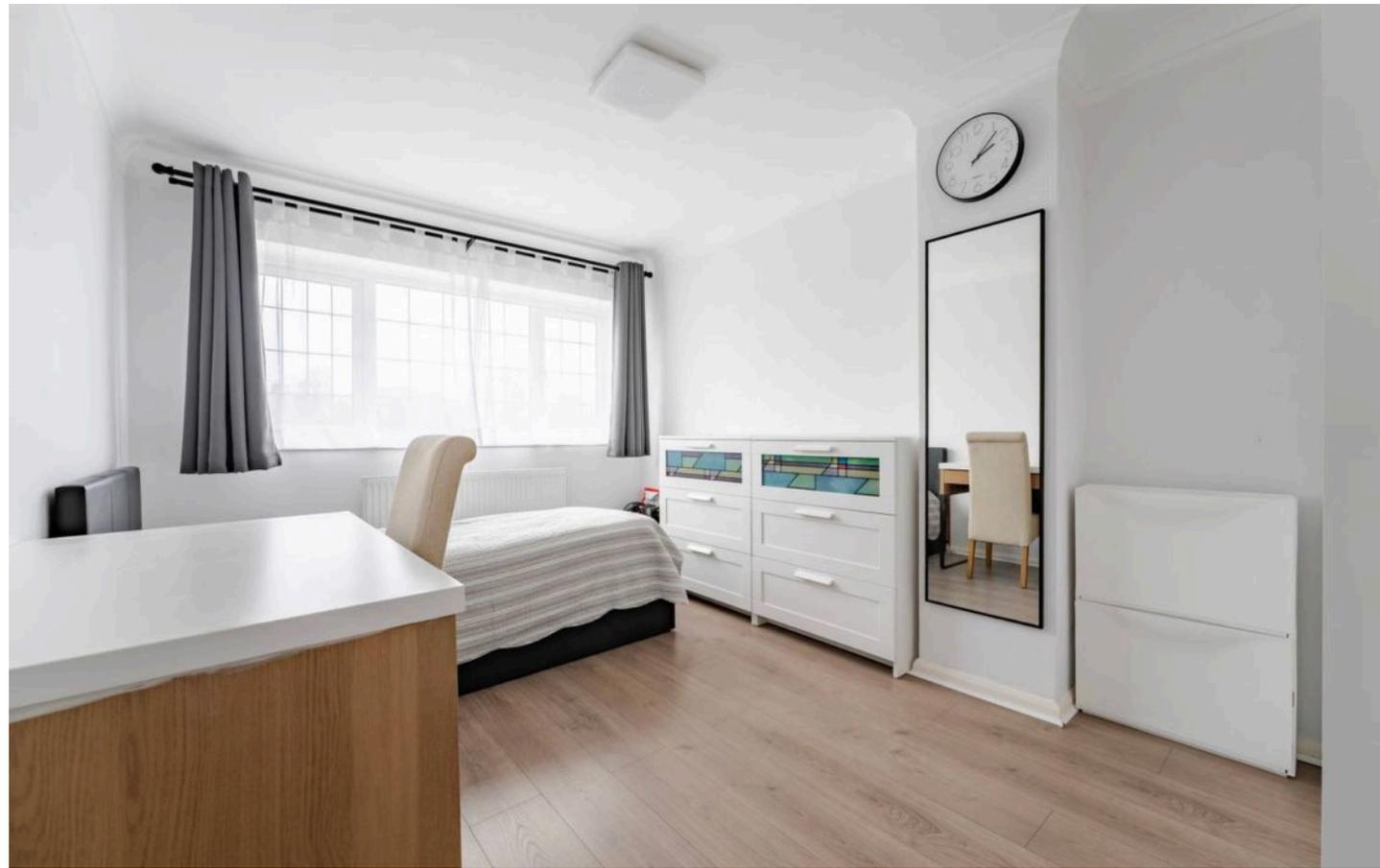
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Leng Crescent is a quiet residential street in the Eaton area of Norwich, approximately 2–3 miles southwest of the city centre, offering a peaceful suburban setting while remaining well-connected. Residents benefit from local amenities on Church Lane, as well as the vibrant Unthank Road corridor, which hosts independent cafés, boutique shops, delis, and essential services, making day-to-day errands convenient without needing to go into the city centre. Larger supermarkets are also nearby for weekly shopping.

Families have several schooling options within easy reach: Eaton Primary School, Colman Junior School, and secondary schools such as City Academy Norwich and City of Norwich School. Outdoor space is plentiful, with Eaton Park just a short walk away, offering wide lawns, sports facilities, a boating lake, and walking paths, while Eaton Common provides additional green space. The University of East Anglia (UEA) is a few miles southwest, easily accessible for students or staff. Transport links are strong, with frequent bus services connecting to the city and surrounding areas, Norwich Railway Station roughly 4 km away, and Norwich International Airport under a 20-minute drive.



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Set on a substantial corner plot in one of Norwich's most desirable residential areas, this detached residence offers space, style, and flexibility for modern family living. With approved planning permission for a single-storey front extension, there is scope to further enhance the property, creating a home that adapts to your lifestyle as it evolves. Entering via the side access, you are greeted by a welcoming entrance hall, thoughtfully designed with built-in storage cupboards that keep everyday essentials neatly out of sight while maintaining a clean, airy feel. The hall provides a natural route into the heart of the home, where the L-shaped living and dining room awaits. Bathed in natural light from multiple windows, this expansive space creates an effortless flow, ideal for both relaxing family life and entertaining guests.

The modern kitchen is a stylish, practical hub. Gloss-finish cabinetry reflects light throughout, while integrated appliances and dedicated spaces for everyday essentials ensure functionality without compromising on design. A door opens directly onto the garden, perfect for morning coffees in the fresh air or alfresco dining during summer evenings.

Flexibility defines the ground floor. A versatile bedroom can serve as a home office, a cosy snug, or a children's playroom, adapting as your family's needs change.



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Upstairs, three well-proportioned bedrooms offer comfort and privacy, each ready to be tailored to your personal style. The ground-floor shower room and the first-floor family bathroom both feature contemporary three-piece suites, perfect for those busy family mornings.

Outside, the property continues to impress. Expansive, wrap-around gardens are meticulously maintained, offering multiple patios for seating, entertaining, or simply soaking up the sun. Laid-to-lawns provide a safe and inviting space for children to play, for gardening projects, or for enjoying quiet moments of reflection. A side driveway ensures ample off-road parking and leads to a garage, ideal for storage or use as a workshop.

With its bright, adaptable interiors, extensive outdoor space, and location in one of Norwich's most coveted areas, this home offers more than just a place to live, it presents a lifestyle of comfort, convenience, and style. Families will appreciate the thoughtful layout, the seamless integration of indoor and outdoor spaces, and the opportunity to create lasting memories in a home that truly grows with them.

Agents Notes

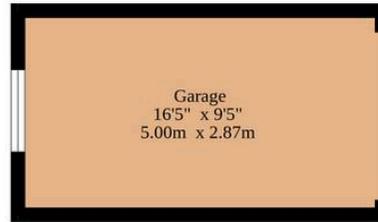
Freehold

Connected to mains water, electricity, gas and drainage.

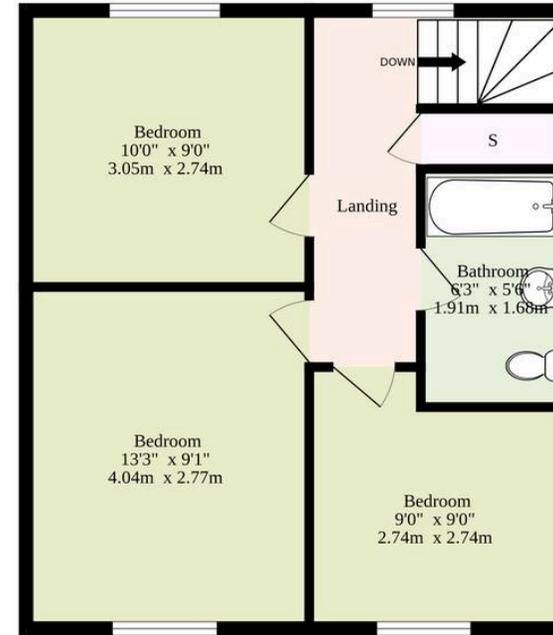
Gas central heating system.



Ground Floor
766 sq.ft. (71.2 sq.m.) approx.



1st Floor
396 sq.ft. (36.8 sq.m.) approx.



Sqft Includes The Garage.

TOTAL FLOOR AREA : 1162 sq.ft. (108.0 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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