



2 Ladys Row, Lenwade
Norwich



Minors & Brady

2 Ladys Row

Lenwade, Norwich

A beautifully presented village home combining character, space and a thoughtfully designed outdoor setting. Positioned in the desirable parish of Lenwade, the property offers a peaceful, semi-rural lifestyle while remaining within easy reach of local amenities and Norwich. Inside, a generous open-plan lounge and dining area forms the heart of the home, enriched by exposed beams and a feature fireplace that adds warmth and charm. The well-appointed kitchen is both practical and stylish, complemented by a separate utility room and a light-filled conservatory that extends the living space. Upstairs, three versatile bedrooms provide comfortable accommodation, supported by a modern family bathroom. Outside, the landscaped garden has been carefully arranged for low-maintenance enjoyment, with multiple seating areas, useful outbuildings and a high degree of privacy.

- Desirable village location in Lenwade with a semi-rural feel
- Spacious open-plan lounge and dining area with exposed beams and feature fireplace
- Well-appointed kitchen with ample storage and integrated appliances
- Separate utility room providing additional practicality and internal garage access
- Light-filled conservatory offering a versatile additional living space
- Three well-proportioned bedrooms with flexible use
- Modern family bathroom and ground floor cloakroom
- Landscaped rear garden with decking, patio and low-maintenance artificial lawn
- Large wooden outbuilding and bespoke BBQ shelter
- Driveway parking, garage with power, and a high degree of privacy throughout





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Location

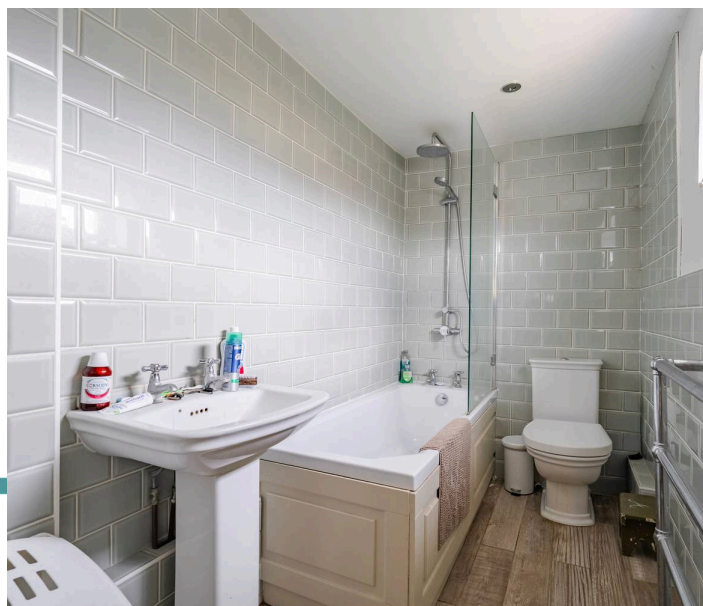
Lenwade is a sought-after village nestled along the River Wensum, offering tranquil countryside living with convenient access to Norwich city centre (approximately 20 minutes by car). Local amenities include a village shop, traditional pub, and scenic riverside walks. The village is also ideally placed for accessing the A1067, providing excellent road links towards both Norwich and Fakenham.

For leisure, residents benefit from nearby attractions such as Roarr! Dinosaur Adventure Park, Marriott's Way walking and cycling route, and a range of golf courses and fishing lakes. The beautiful Norfolk coastline and the Norfolk Broads are also within easy reach for day trips.

Public transport options include regular bus services connecting Lenwade with surrounding towns and Norwich, making this location attractive for commuters and those seeking a quieter pace of life without being isolated.

Apple Cottage, Lenwade

Set within the sought-after village of Lenwade, this well-presented home offers a balanced combination of comfort, practicality and lifestyle appeal, all within a peaceful setting that enjoys a strong sense of community. From the moment you arrive, the property creates a smart first impression, with a neatly maintained frontage, ample driveway parking and a garage providing both convenience and additional storage.



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Stepping inside, a welcoming entrance porch offers a useful transition into the home, leading through to a central hallway that connects the ground floor spaces with ease. The heart of the property is the impressive open-plan lounge and dining area, where character features such as exposed ceiling beams and a feature fireplace introduce warmth and personality. Natural light flows in from multiple aspects, creating a bright yet cosy environment equally suited to everyday living and entertaining.

The kitchen has been thoughtfully arranged, offering a range of fitted units and generous work surface space, alongside integrated appliances and room for further additions if desired. Its practical layout ensures effortless day-to-day use, while a separate utility room enhances functionality, providing additional storage, laundry space and internal access to the garage.

A ground floor cloakroom completes the layout, adding further convenience.

To the rear, the conservatory acts as a versatile extension of the living space, flooded with natural light and providing a relaxing spot to enjoy views of the garden throughout the seasons. With direct access outside, it seamlessly connects the indoor and outdoor environments.

Upstairs, the property continues to impress with three well-proportioned bedrooms, each offering flexibility for family living, guests or working from home. The principal bedroom is particularly generous, while the additional bedrooms are equally comfortable and well-presented. These are served by a modern family bathroom, finished in a clean and timeless style.



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Outside, the rear garden has been carefully landscaped to create a low-maintenance yet highly functional space. A mix of decking, patio and artificial lawn provides multiple areas for outdoor dining, entertaining or simply relaxing, while well-placed planting softens the design.

A substantial wooden outbuilding and dedicated BBQ shelter further enhance the lifestyle offering, making the garden both practical and enjoyable throughout the year. Enclosed by fencing and bordered with greenery, it offers a strong sense of privacy and seclusion.

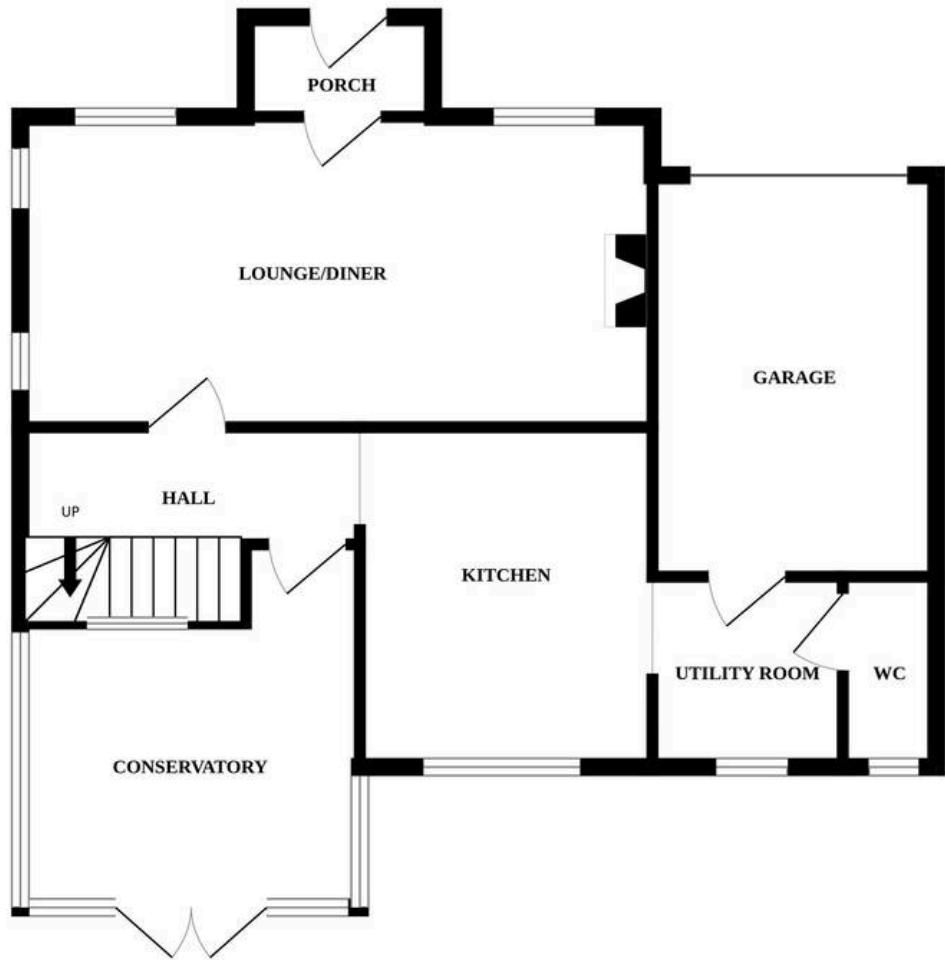
Agents Note

This property will be sold freehold and connected to mains water, electricity, drainage and oil-fired heating.

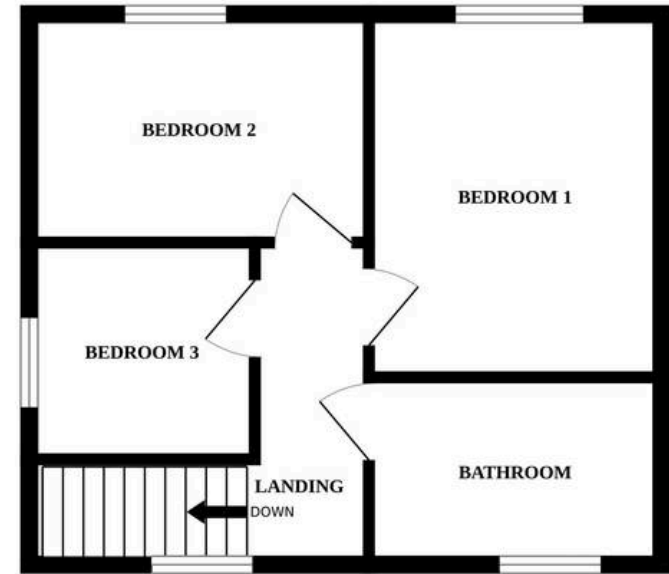


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GROUND FLOOR



1ST FLOOR



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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