



3 The Street, Lenwade

Minors & Brady



3 The Street

Lenwade, Norwich

Bright, spacious and beautifully updated, this detached bungalow offers effortless single-storey living in a desirable village setting. Reconfigured from three bedrooms to create two generous double bedrooms, the property provides versatile accommodation filled with natural light throughout. A welcoming lounge with a multi-fuel burner forms the heart of the home, complemented by a conservatory and a separate breakfast room adjoining the kitchen. The impressive principal bedroom benefits from its own en-suite, while a family bathroom serves the remainder of the accommodation. Recent improvements include replacement windows and doors in 2022 and a new roof in 2023, offering added peace of mind for future owners. Complete with a garage, off-road parking and an enclosed rear garden, this attractive bungalow is ready to be enjoyed from day one.

- Detached bungalow positioned within a sought-after village location
- Flexible two-bedroom layout, formerly configured as three bedrooms
- Spacious principal bedroom with private en-suite facilities
- Light-filled lounge featuring a charming multi-fuel burner
- Well-appointed kitchen complemented by a separate breakfast room
- Conservatory providing additional reception and relaxation space
- Replacement windows and doors installed in 2022
- New roof fitted in 2023 for added peace of mind
- Driveway parking and garage offering excellent practicality
- Enclosed rear garden ideal for outdoor enjoyment and entertaining





The Location

Lenwade is a charming and sought-after Norfolk village, nestled along the River Wensum and surrounded by attractive countryside, offering a peaceful rural lifestyle without sacrificing convenience. The village enjoys a quiet and welcoming atmosphere, making it particularly appealing to those seeking a slower pace of life whilst remaining well connected to nearby towns and the city of Norwich.

The village itself benefits from local amenities including a village shop, public house and scenic riverside walks, with plenty of opportunities to enjoy the surrounding natural beauty. Nearby attractions such as Roarr! Dinosaur Adventure and Marriott's Way provide excellent recreational opportunities for families, walkers, cyclists and outdoor enthusiasts alike.

For a wider range of amenities, the popular village of Taverham is within easy reach and offers supermarkets, cafés, restaurants, healthcare facilities, schools and a variety of everyday services. The market town of Dereham is also conveniently accessible, providing additional shopping, leisure and educational facilities.

The neighbouring village of Bawdeswell further enhances the area's appeal, home to a well-regarded garden centre and the popular Horkey Kitchen, a favourite destination for food, coffee and informal dining. The surrounding villages provide a strong sense of community while offering a variety of independent businesses and local conveniences.

Lenwade is exceptionally well placed for travel, benefiting from easy access to the Norwich Northern Distributor Road (NDR), which connects efficiently to Norwich, Broadland Business Park, Norwich Airport and major road networks across the county. Regular bus services operate through the area, including routes via Taverham into Norwich city centre, making the village an attractive option for commuters.





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Nestled within a desirable village setting, this charming detached bungalow offers bright, spacious and beautifully maintained accommodation, perfectly suited to those seeking comfortable single-storey living. Having been thoughtfully improved over the years, the property benefits from a light and airy feel throughout, complemented by a practical and versatile layout that caters effortlessly to modern lifestyles.

At the heart of the home is a generously sized lounge, where a multi-fuel burner creates a warm and welcoming focal point, ideal for cosy evenings and relaxing with family and friends. Natural light floods the living spaces, enhancing the inviting atmosphere that continues throughout the property. The adjoining conservatory provides an additional reception area and a wonderful place to enjoy views of the garden throughout the seasons.

The well-proportioned kitchen flows into a dedicated breakfast room, creating a sociable space perfect for both everyday dining and entertaining. Offering ample workspace and storage, it provides a practical setting for busy households while maintaining a pleasant connection to the rest of the home.

Originally configured as a three-bedroom bungalow, the property has been adapted to create two generous bedrooms, including an impressive principal bedroom that benefits from its own en-suite facilities. A separate family bathroom serves the remaining accommodation, ensuring convenience for both residents and visiting guests.



M&B



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Further enhancing the appeal of the property are a number of significant improvements, including replacement windows and doors installed in 2022 and a new roof fitted in 2023, providing peace of mind for future owners and contributing to the property's well-maintained presentation.

Outside, the property continues to impress with off-road parking and access to a garage, offering excellent practicality and storage options. To the rear, the enclosed garden provides a private outdoor space ideal for relaxing, gardening or entertaining, completing this attractive village home. With the vendor having already found a property to purchase, this fantastic bungalow presents an excellent opportunity for those looking to make a smooth move into a light-filled and welcoming home.

Agent's Note

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



M&B

Ground Floor

Approx. 115.9 sq. metres (1247.2 sq. feet)



Total area: approx. 115.9 sq. metres (1247.2 sq. feet)

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.

Plan produced using PlanUp.

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