



49 Long John Hill, Norwich
Norwich



Minors & Brady

49 Long John Hill

Perfect for those seeking a generous family home in a well-connected area, this property offers areas within the home that are both practical and inviting. The entrance hall provides ample storage for coats and everyday essentials, setting a welcoming tone. The front-facing sitting room is filled with natural light and offers a comfortable space to relax or entertain.

French doors open into a large open-plan kitchen and dining area, where family life flows effortlessly. The dining space is ideal for shared meals or quiet moments, while the modern L-shaped kitchen provides plenty of room for appliances and food preparation. Patio doors lead to a private garden, offering space for alfresco dining, play, or gardening. A stylish ground floor bathroom adds convenience to daily routines. Upstairs, three well-proportioned bedrooms offer versatile retreats for rest, study, or hobbies. Outside, the garden combines a lawn and patio, and a private driveway provides secure off-road parking, blending practicality with comfort.

- Three generously sized bedrooms on the upper floor
- Spacious entrance hall with generous built-in storage for coats, shoes, and everyday essentials, keeping the home organised and welcoming
- Patio doors leading from the dining area into a private garden
- Front-facing sitting room flooded with natural light, providing a comfortable space for relaxation or entertaining guests
- French doors from the sitting room opening into a large open-plan kitchen and dining area, creating a seamless flow for family living
- Contemporary ground floor bathroom, with modern fixtures
- Modern L-shaped kitchen offering plenty of work surfaces and space for appliances, ideal for cooking and meal preparation
- Good-sized private garden combining a lawn and patio area
- Private driveway providing secure off-road parking





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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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Long John Hill, Norwich

This family home offers a warm and practical entrance hall, complete with generous storage for coats, shoes, and everyday essentials, setting the tone for a home that is both welcoming and well-organised. The sitting room, with its front-facing window, is bathed in natural light and provides a perfect space for relaxing with family or entertaining guests.

French doors open from the sitting room into a large open-plan kitchen and dining area, creating a flow that encourages social living and family interaction.

The dining area is ideal for shared meals, homework sessions, or weekend brunches, while the modern L-shaped kitchen offers ample space for appliances and food preparation, making cooking both convenient and enjoyable.

Patio doors open onto the garden, allowing easy access for outdoor dining, summer barbecues, or simply enjoying the greenery.

The ground floor also features a contemporary bathroom, finished to a high standard, combining style and practicality for everyday use. Upstairs, there are three generously sized bedrooms, each offering a restful retreat at the end of the day.



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Whether used as sleeping quarters, home offices, or creative spaces, these rooms provide flexibility and comfort to suit a family's needs.

Outside, the property benefits from a private garden that offers both a patio area for outdoor entertaining and a well-maintained lawn for children to play, gardening, or relaxing in the sun. Off-road parking is available on a private driveway to the front, providing convenience and peace of mind.

This home offers a balanced lifestyle, combining practical living spaces with opportunities for relaxation, entertaining, and enjoying time outdoors, making it an ideal choice for families seeking both comfort and functionality.

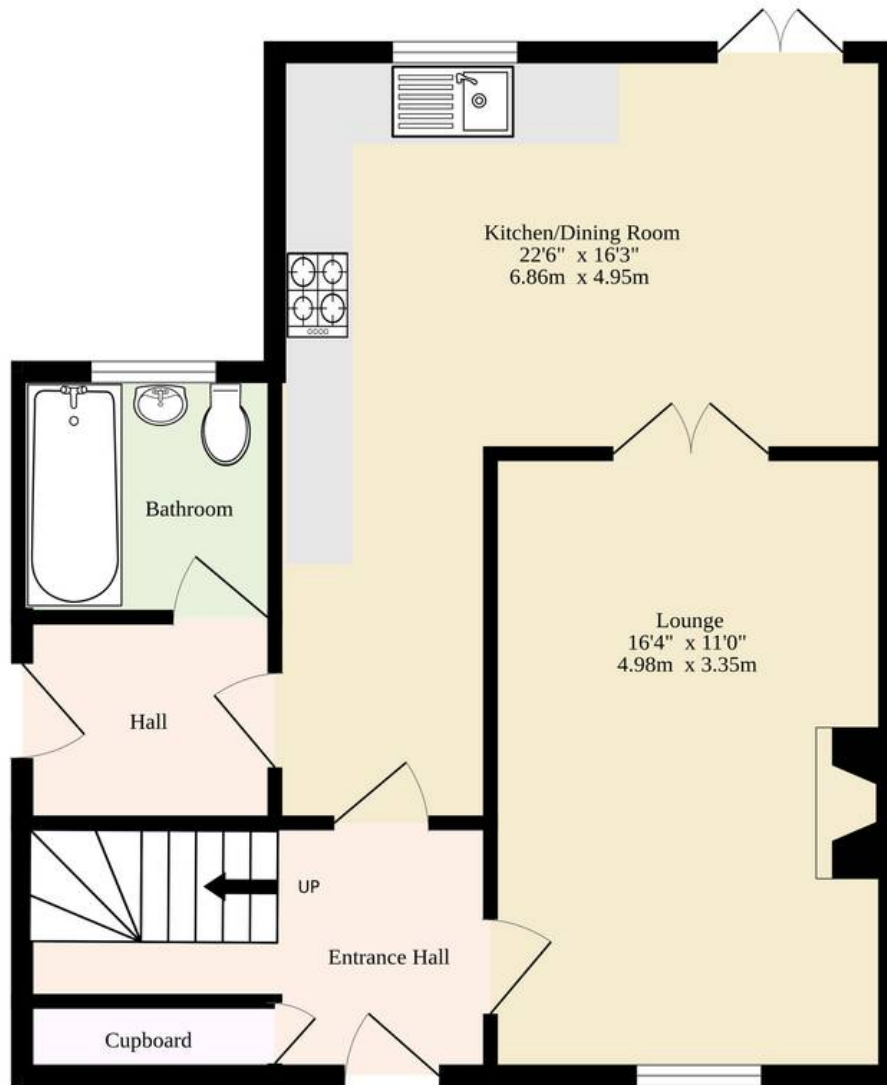
Agents Note

Sold Freehold

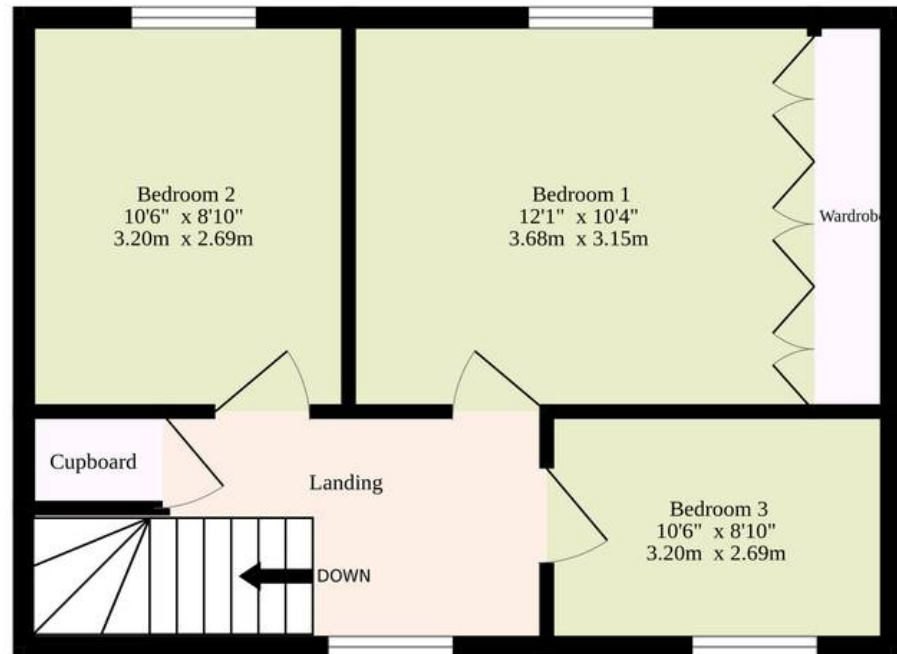
Connected to all mains services.



Ground Floor
703 sq.ft. (65.3 sq.m.) approx.



1st Floor
332 sq.ft. (30.8 sq.m.) approx.



TOTAL FLOOR AREA : 1035 sq.ft. (96.2 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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Your home, our market

 norwich@minorsandbrady.co.uk

 01603 365085

 107 Unthank Road, Norwich, NR2 2PE

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