



20 Lone Barn Road, Norwich

Minors & Brady



20 Lone Barn Road

Norwich

A rare opportunity to acquire a much-loved family home, offered to the market for the first time in approximately 60 years. This extended four-bedroom semi-detached chalet bungalow occupies a generous plot with a beautifully maintained westerly-facing rear garden, ample parking, a garage and useful carport. Offering over 1,600 sq ft of versatile accommodation, the property features a spacious lounge, two shower rooms and an impressive dining room and garden room extension overlooking the garden. While some modernisation may be desired, the home has been exceptionally well cared for throughout, allowing buyers to move straight in and update at their own pace.

- Rare opportunity to purchase a much-loved family home, offered to the market for the first time in approximately 60 years
- Extended four-bedroom semi-detached chalet bungalow offering over 1,600 sq ft of versatile accommodation
- Attractive frontage with tandem driveway, detached garage and useful covered carport area
- Spacious lounge filled with natural light, ideal for both everyday living and entertaining
- Impressive dining room extension and adjoining garden room overlooking the rear garden
- Flexible layout with two ground-floor bedrooms and two first-floor bedrooms
- Two shower rooms and ample built-in storage throughout the home
- Beautifully maintained throughout, offering immediate comfort with scope to modernise at your own pace
- Generous westerly-facing rear garden, predominantly laid to lawn with mature trees, shrubs and established borders





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The Location

Residents benefit from an impressive range of everyday amenities close by, including supermarkets, convenience stores, healthcare facilities, cafés, restaurants and leisure amenities. A number of popular retail destinations are also within easy reach, including the nearby Sprowston Retail Park and larger shopping facilities around Norwich, providing an excellent choice of national retailers and services.

Families are particularly well catered for, with a selection of well-regarded primary and secondary schools available within the local area, alongside a range of recreational facilities, sports clubs and open green spaces.

Transport links are a significant attraction of the location. The Northern Distributor Road (Broadland Northway) is easily accessible, providing efficient routes around Norwich and linking directly to key road networks including the A47. This allows straightforward travel towards Great Yarmouth, King's Lynn, Cambridge and beyond. The nearby suburb of Thorpe St Andrew is also within easy reach, offering an additional range of amenities, riverside walks and popular local facilities.

Norwich city centre lies only a short distance away and can be reached by car, bicycle or frequent bus services operating throughout the day. The city provides a wealth of shopping, dining, entertainment and cultural attractions, alongside Norwich Railway Station with direct services to London Liverpool Street. Norwich International Airport is also conveniently accessible, making the area particularly appealing to commuters and those who travel regularly for work or leisure.



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Lone Barn Road, Sprowston

Occupying a generous plot within a well-established residential setting, this extended four-bedroom semi-detached chalet bungalow presents a superb opportunity for buyers seeking a spacious home with exceptional outdoor space and the chance to add their own style over time. Having been lovingly owned by the same family for approximately 60 years, the property has been exceptionally well cared for and maintained throughout, providing a wonderful foundation for its next chapter.

The attractive frontage immediately creates a welcoming first impression, with a tandem driveway providing ample off-road parking alongside a detached garage and useful covered carport area. The property enjoys excellent kerb appeal and sits comfortably within its plot, offering both practicality and privacy.

Entering through the porch, the accommodation unfolds from a central entrance hall. The generous lounge is positioned to the front of the property and offers a bright and comfortable reception space ideal for both everyday living and entertaining. Large windows allow natural light to flood the room, whilst the layout provides flexibility for a range of furniture arrangements.

The home has been thoughtfully extended to create additional living space, with the rear of the property dedicated to an impressive dining room and adjoining garden room.



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These connected spaces offer a wonderful setting for family meals, entertaining guests or simply enjoying views across the garden throughout the seasons. The garden room in particular creates a seamless connection between indoors and out, making it one of the standout features of the property.

The kitchen is well-positioned adjacent to the dining area and offers good storage and preparation space, while a ground-floor shower room provides additional practicality. Also on the ground floor are two bedrooms, offering flexibility for multi-generational living, guest accommodation or home-working requirements.

The first floor continues to impress with two further bedrooms, additional storage and a second shower room. This versatile arrangement allows the property to adapt easily to changing lifestyle needs and a variety of buyer requirements.

While some modernisation may be desired in places, the property has clearly been maintained to a high standard over many decades and is perfectly comfortable as it stands. This allows buyers the opportunity to move straight in and gradually update the home to their own tastes and specifications, without the need for immediate works.

Outside, the gardens are a particular highlight. The substantial rear garden is beautifully maintained and offers an excellent level of privacy. Predominantly laid to lawn, the space is framed by mature shrubs, trees and established planting, creating an attractive and peaceful environment.



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Enjoying a desirable westerly aspect, the garden benefits from afternoon and evening sunshine, making it an ideal setting for outdoor dining, gardening and relaxation.

Homes that have remained within the same ownership for so many decades are increasingly rare, particularly those offering such generous accommodation, established gardens and outstanding potential. Combining space, flexibility, excellent outdoor living and the opportunity to create a forever home, this is a property that will appeal to a wide range of purchasers.

Agent's Note

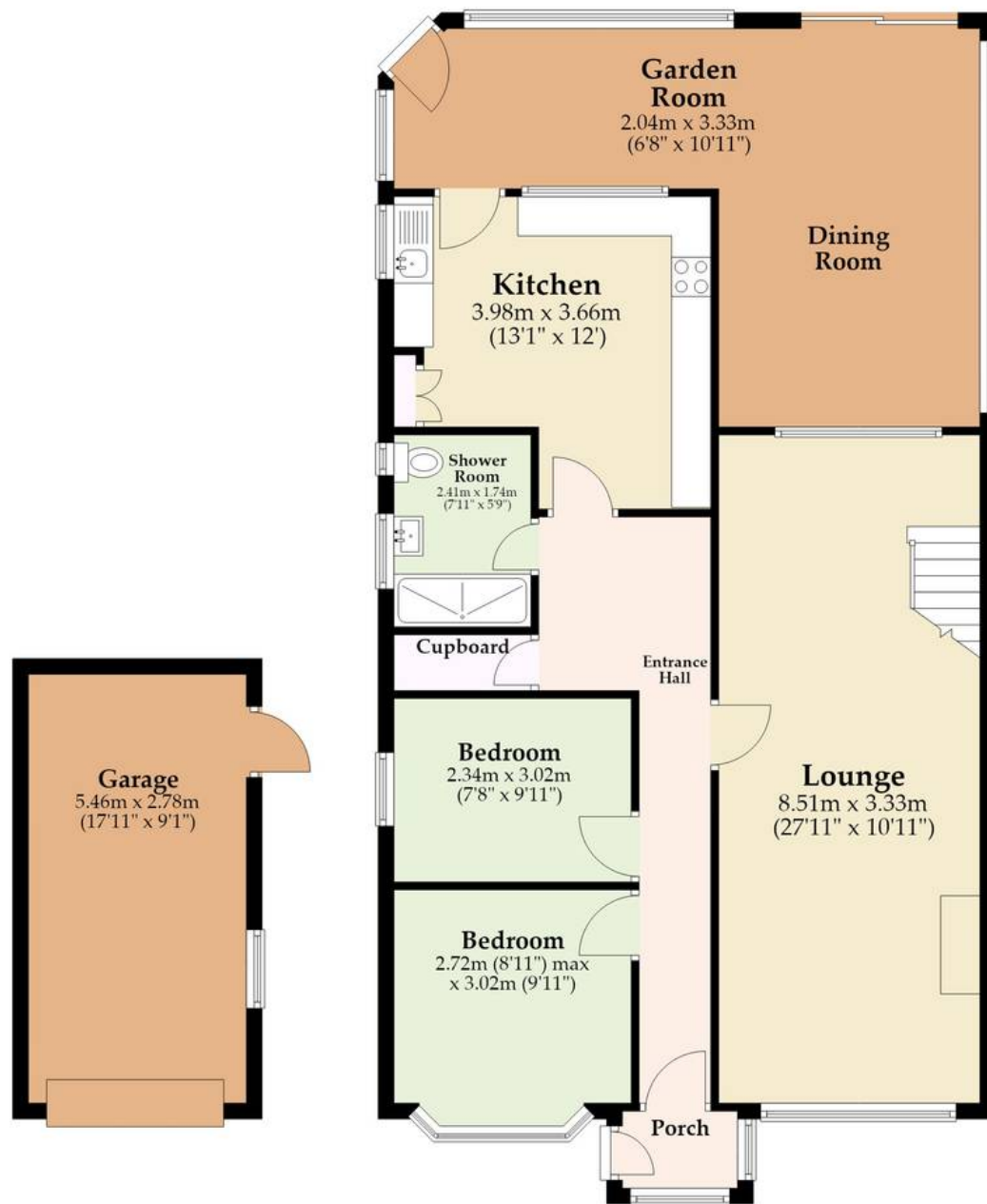
This property will be sold freehold and connected to mains water, electricity, gas and drainage.



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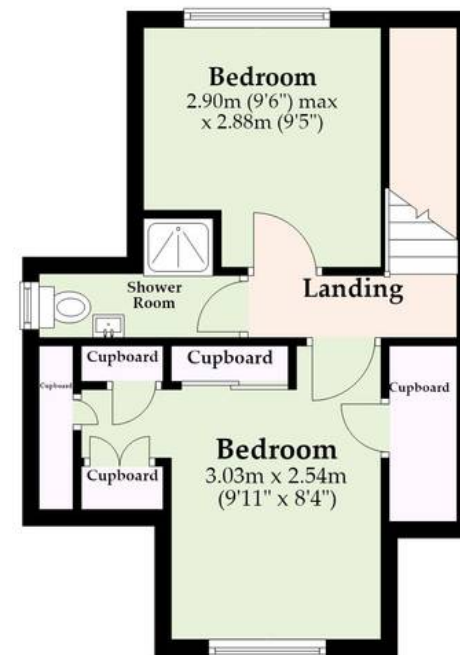
Ground Floor

Approx. 121.1 sq. metres (1303.6 sq. feet)



First Floor

Approx. 29.9 sq. metres (322.2 sq. feet)



Total area: approx. 151.0 sq. metres (1625.8 sq. feet)

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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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