



105 Lone Barn Road, Norwich

Minors & Brady

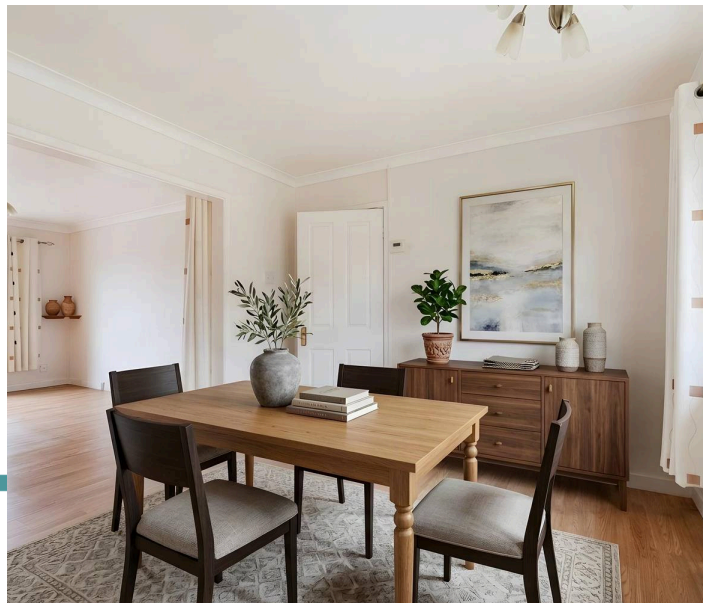


105 Lone Barn Road

Norwich

Well-maintained throughout and brimming with potential, this detached bungalow occupies a generous plot in a sought-after Sprowston location. Offering comfortable single-storey living, the property presents an exciting opportunity for buyers looking to modernise and personalise a home to their own tastes. The accommodation includes two bedrooms, separate lounge and dining rooms, a practical kitchen with adjoining utility room, and a shower room. Outside, a substantial rear garden, detached garage, store and extensive driveway provide excellent space and versatility. Potentially available with no onward chain, this is a home that combines immediate practicality with outstanding future potential.

- Detached two-bedroom bungalow occupying a generous plot within a sought-after Sprowston location
- Potentially available with no onward chain, helping to simplify the moving process
- Well-maintained throughout, offering immediate comfort with scope for future modernisation
- Bright and spacious lounge centred around a feature fireplace and ideal for everyday living
- Separate dining room providing a dedicated space for family meals and entertaining guests
- Practical fitted kitchen complemented by a useful utility room with additional storage and workspace
- Two well-proportioned bedrooms, including a spacious principal bedroom with attractive bay window
- Detached garage and adjoining store, offering excellent storage, workshop or hobby potential





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The Location

The area has become a firm favourite with families, professionals and retirees alike thanks to its strong community atmosphere, excellent schooling options and easy access to both the city and surrounding Norfolk countryside.

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.

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.



M&B



105 Lone Barn Road

Norwich

Lone Barn Road, Sprowston

Offering excellent kerb appeal and occupying a generous plot, this well-maintained detached bungalow presents an exciting opportunity for buyers seeking a home with immediate comfort and the potential to modernise and personalise over time.

Positioned within a popular residential area of Sprowston, the property enjoys a practical single-storey layout, ample off-road parking, a detached garage and a substantial rear garden, all combining to create a home with broad appeal. The property may also be available with no onward chain, helping to facilitate a smoother move for prospective purchasers.

Stepping inside, the central hallway provides access to the principal accommodation and immediately highlights the well-balanced layout on offer. To the front of the property, the lounge is a bright and comfortable reception room, centred around a feature fireplace and offering plenty of space for a range of furniture arrangements. Generous proportions and natural light create a welcoming environment, ideal for both relaxing and entertaining.

Positioned adjacent to the lounge, the dining room provides a dedicated space for family meals and social occasions. Easily accommodating a dining table and chairs, the room offers flexibility for everyday use while maintaining a pleasant connection to the rest of the home.



M&B



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The kitchen is arranged to maximise practicality, with a range of fitted units, worktop space and room for day-to-day appliances. While some buyers may wish to update the space to suit their own tastes, it remains functional and well cared for.

Leading directly from the kitchen is a particularly useful utility room, providing additional storage, workspace and room for laundry appliances, helping to keep the main kitchen area free from clutter. The utility also provides direct access outside, adding further convenience.

The bungalow offers two bedrooms, both positioned away from the main reception spaces. The principal bedroom is a generous double room, featuring an attractive bay window that enhances both the sense of space and natural light. The second bedroom provides flexible accommodation and could equally serve as a guest room, hobby room or home office depending on individual requirements.

Completing the internal accommodation is a shower room fitted with a corner shower enclosure, wash basin and WC, conveniently positioned to serve both bedrooms.

Outside, the property continues to impress. To the front, a large driveway provides ample off-road parking for several vehicles and enhances the property's attractive kerb appeal. The detached garage offers further parking, workshop potential or valuable storage space, while the adjoining store provides additional practicality for gardening equipment and household items.

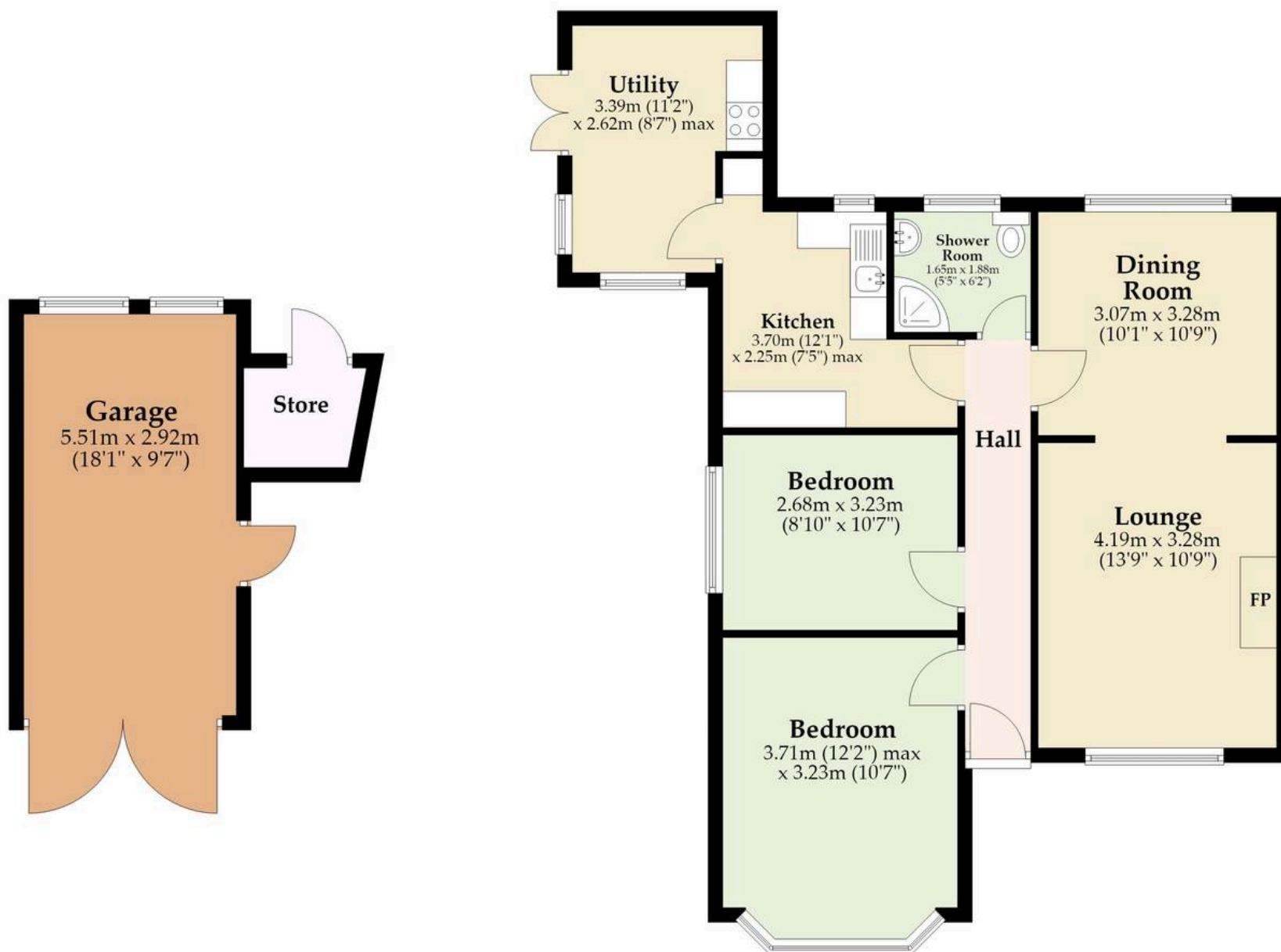
Well-maintained throughout and brimming with potential, this detached bungalow occupies a generous plot in a sought-after Sprowston location. Offering comfortable single-storey living, the property presents an exciting opportunity for buyers looking to modernise and personalise a home to their own tastes. The accommodation includes two bedrooms, separate lounge



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Ground Floor

Approx. 90.4 sq. metres (973.3 sq. feet)



Total area: approx. 90.4 sq. metres (973.3 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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