



Minors & Brady
NORWICH
FOR SALE
01603 365085

27 Leng Crescent, Norwich

Guide Price £375,000 - £400,000

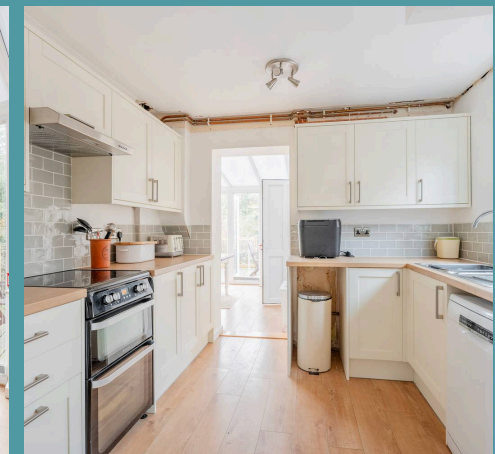
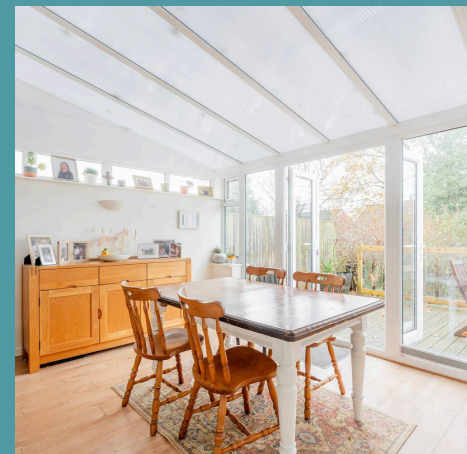
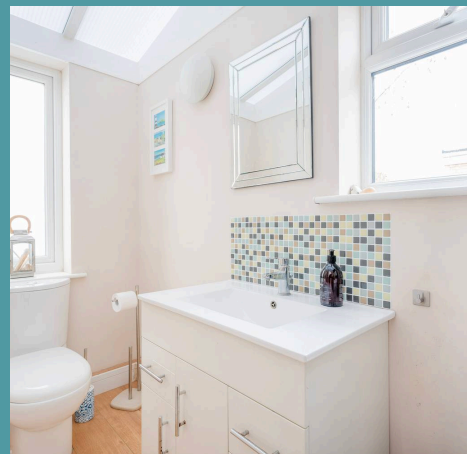
27 Leng Crescent

Norwich

This extended semi-detached home offers a practical and stylish living space in a highly convenient location near the city, UEA and NNUH. The ground floor features a spacious lounge, a bright garden room with direct access to the garden, and a well-appointed kitchen with a tiled backsplash and room for appliances. Upstairs, three bedrooms with built-in storage and a modern family bathroom provide comfort for the whole family, with exciting potential for further development through previous planning permission. Outside, the split-level rear garden, tandem driveway, and adaptable garage complete this versatile and inviting property.

Leng Crescent

Leng Crescent in Norwich is situated in a well-established residential area on the city's southern edge. This location is conveniently positioned close to local amenities, including a range of shops, schools, and recreational facilities. The road benefits from excellent transport links, with regular bus services providing easy access to Norwich city centre, which is approximately 3 miles away. Nearby, the University of East Anglia and the Norfolk and Norwich University Hospital are within a short distance, making it a desirable location for students and healthcare professionals. The area is also known for its green spaces, with several parks and nature reserves in the vicinity, offering opportunities for outdoor activities and leisure.



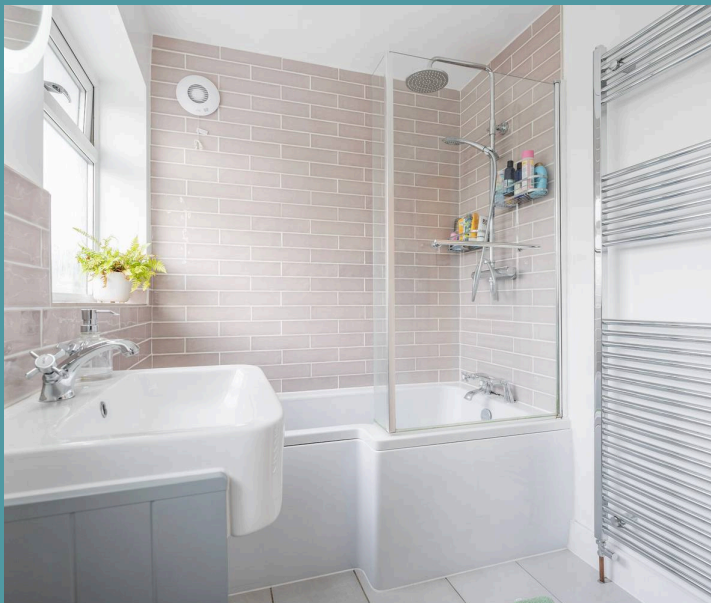


27 Leng Crescent

Norwich

Leng Crescent

Ideally situated for easy access to the city, major road links, and local employers such as UEA, NNUH, and Norwich Research Park, this extended semi-detached home is a perfect blend of style and practicality. The ground floor features a welcoming lounge extending over 21 feet, seamlessly opening into a bright garden room with convenient garden access and an adjacent WC. The stylish kitchen, complete with a lovely tiled surround backsplash, provides ample space for appliances and offers a functional yet inviting area with direct access to the garden room, making it ideal for family living and entertaining.



Upstairs, you'll find three comfortable bedrooms, all benefiting from built-in storage solutions. The master bedroom impresses with full-length fitted wardrobes, while the family bathroom includes a P-shaped bath with a concealed shower. A previous planning permission for a two-story side extension offers exciting potential for further development, making this home a fantastic long-term investment.



27 Leng Crescent

Norwich

Outside, the property boasts a split-level rear garden spanning great length. Featuring a wooden deck, lawn, and mature planting, it's a perfect spot to relax or entertain. The front of the house includes a sloping lawn with mature shrubs and trees, a tandem driveway and a garage. With gas central heating, double glazing, and ample parking, this home offers a convenient and comfortable lifestyle in a sought-after area.

Agents Note

Sold Freehold

Connected to all mains services.

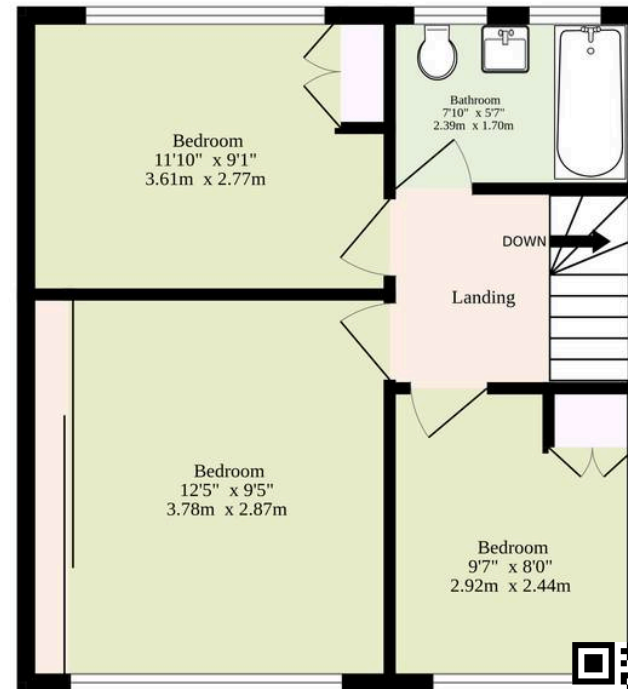
- Extended semi-detached home offering generous living space
- Ideally located near city access, major road links, UEA, NNUH, and Norwich Research Park
- Spacious 21-foot lounge with seamless flow into a bright garden room
- Garden room providing direct access to the rear garden and a convenient adjacent WC
- Stylish kitchen featuring a tiled backsplash, ample workspace, and room for appliances
- Three well-proportioned first-floor bedrooms, each with built-in storage
- Master bedroom with impressive full-length fitted wardrobes
- Split-level rear garden with a wooden deck, lawn, and mature planting for relaxation or entertaining



Ground Floor
663 sq.ft. (61.6 sq.m.) approx.



1st Floor
444 sq.ft. (41.2 sq.m.) approx.



Leng Crescent, Eaton, Norwich, Nr4 7ny

TOTAL FLOOR AREA : 1107 sq.ft. (102.8 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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