



31 Larkman Lane, Norwich

Guide Price £270,000 - £280,000

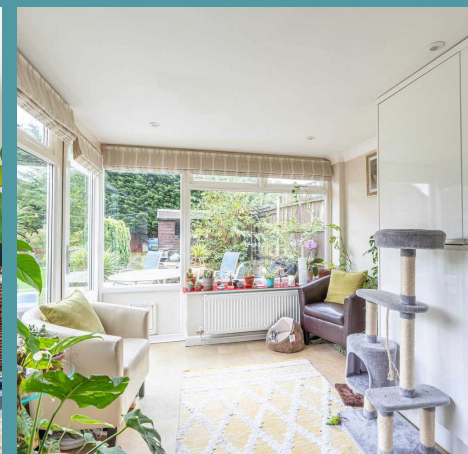
31 Larkman Lane

Norwich

This well-appointed home features a spacious shingle driveway that accommodates multiple vehicles and an inviting entrance porch leading into a warm hallway. The stunning fitted kitchen showcases high gloss cabinets and modern appliances, seamlessly connecting to a bright garden room with large windows that offer views of the beautifully landscaped garden. The comfortable sitting room includes a cast iron wood burner, creating an ideal space for relaxation. With three generous double bedrooms and a modern shower room, this property is designed for comfort. The outdoor area includes a patio perfect for entertaining, surrounded by vibrant flower beds and well-maintained lawns.

The Location

Larkman Lane, Norwich, NR5, this location is in a welcoming residential neighbourhood that offers accessibility. Just 2.5 miles from Norwich city centre, residents enjoy quick access to a wide range of shops, restaurants, and cultural attractions. Local amenities include supermarkets, schools, and parks, with the nearby Earlham Park and the University of East Anglia offering green spaces for recreation. The area is well-served by public transport, with bus routes connecting to the city and beyond. Additionally, the picturesque Norwich Ring Road is only a short drive away, facilitating easy commutes to surrounding areas.





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Approach the home via a spacious shingle driveway that accommodates multiple vehicles. The welcoming entrance porch, complete with tiled flooring, leads you into the heart of the home. As you enter the hallway, you'll find an inviting atmosphere with fitted carpets and access to all main rooms.

The stunning fitted kitchen, which boasts high gloss cabinets and vibrant splashbacks.

This well-designed space includes modern appliances such as a gas hob, eye-level electric double oven, integrated fridge/freezer, dishwasher and washing machine. With ample room for a breakfast table, this kitchen is perfect for casual dining.

An opening leads to a lovely garden room, where large windows flood the area with natural light and provide seamless access to the garden.





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The sitting room features a cast iron wood burner set against a tiled hearth, creating a warm space to unwind. The room also benefits from a coved ceiling and front-facing windows that bring in natural light.

The accommodation features three generous double bedrooms, each designed for comfort. The modern shower room is tastefully designed with a three-piece suite, including a low-level W.C., a hand wash basin within a vanity unit, and a double shower cubicle with controlled rainfall shower. Stylish tiled walls and flooring, along with a heated towel rail, add to the room's appeal.

Step outside from the garden room to discover beautifully landscaped rear gardens. The outdoor space features a patio area ideal for entertaining and dining, alongside well-maintained lawns, vibrant flower beds, and mature shrubs.

Agents Note

Sold Freehold

Connected to all mains services.



GROUND FLOOR

