



18 Long Road, Framingham Earl

In Excess of £550,000

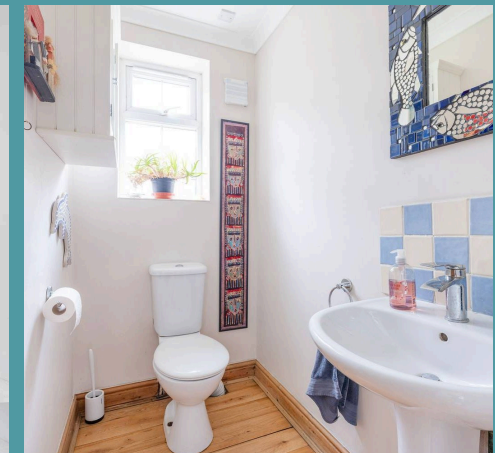
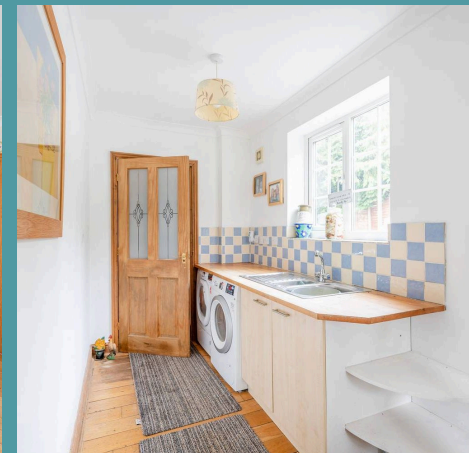
18 Long Road

Framingham Earl, Norwich

Down a private lane in the quaint village of Framingham Earl, this extended home sits on approximately ½ an acre plot (stms). Thoughtfully designed to accommodate a family lifestyle, this property provides an array of possibilities for personalisation and outdoor enjoyment. Showcasing an open-plan kitchen/dining room, two inviting reception rooms, four bedrooms and a versatile log cabin. Its traditional charm mixed with modern upgrades is one you would not want to miss.

Location

Framingham Earl, located just a few miles to the south-east of Norwich, offers a serene village atmosphere while benefiting from its proximity to the city. Situated on the outer skirts of Poringland, a nearby village that provides essential amenities, Framingham Earl enjoys a peaceful rural setting while still being within easy reach of Norwich's wider services. Poringlands amenities include schools for all ages, healthcare facilities, bus routes into the city centre and green spaces in the surrounding villages, offering a comfortable environment for families.





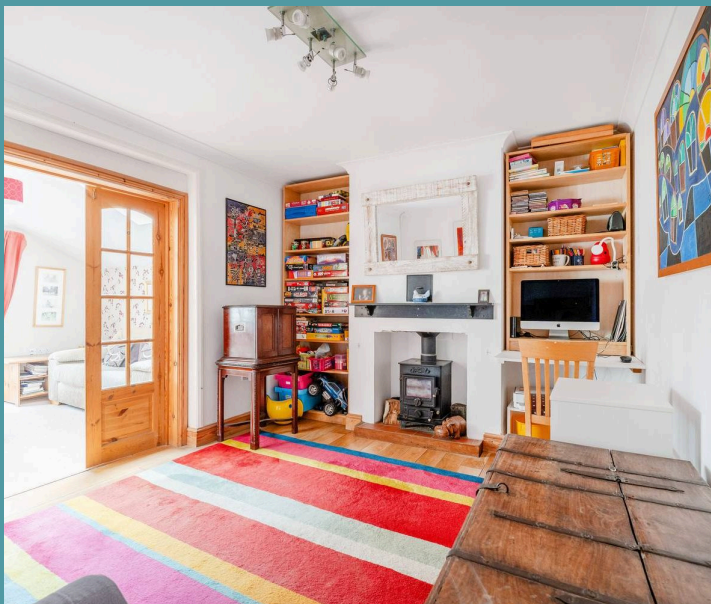
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Framingham Earl, Norwich

Upon entering this beautiful family home, you are welcomed by a sense of space and flexibility. Wood flooring runs throughout the ground floor for ease of maintenance. Two inviting reception rooms offer a comfortable space for relaxation and entertaining, accentuated by a cast iron wood burner, a Velux window overhead and French doors for seamless indoor-outdoor living.

At the heart of the home lies an open-plan L shaped kitchen/dining room, ensuring effortless interaction when hosting occasions and everyday family living. It is well-equipped with high-quality units, a ceramic sink, a dishwasher and integrated appliances to be able to cook your favourite meals. The dining area is filled with an abundance of natural light, creating the perfect setting for casual dining or gathering with loved ones. A functional utility room offers additional storage and areas for your laundry essentials, alongside a pantry style cupboard under the stairs and a WC.

Ascend to the first floor where you will encounter four bedrooms, each thoughtfully designed to offer relaxation and privacy. The principal bedroom flaunts amazing views and a private ensuite, adding a luxury yet convenient touch to your everyday routine. The bathroom comprises of a four piece suite, accommodating all residents in the household. The loft room can be accessed from a large landing/study which is currently utilized as an additional bedroom.





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Framingham Earl, Norwich

Sitting on approximately ½ an acre plot (stms), the properties exterior offers endless possibilities for outdoor activities and enjoyment. The full width patio area is suitable for your outdoor seating arrangements during the summer months, with a storage outbuilding. It is predominately laid to lawn, bordered by hedging and mature trees. The log cabin sits at the end of the garden, with the versatility to be a home office, entertainment room or additional accommodation, with the benefit of a wood burner. At the front of the residence is a driveway providing ample off-road parking, alongside a garage/workshop for storage options.

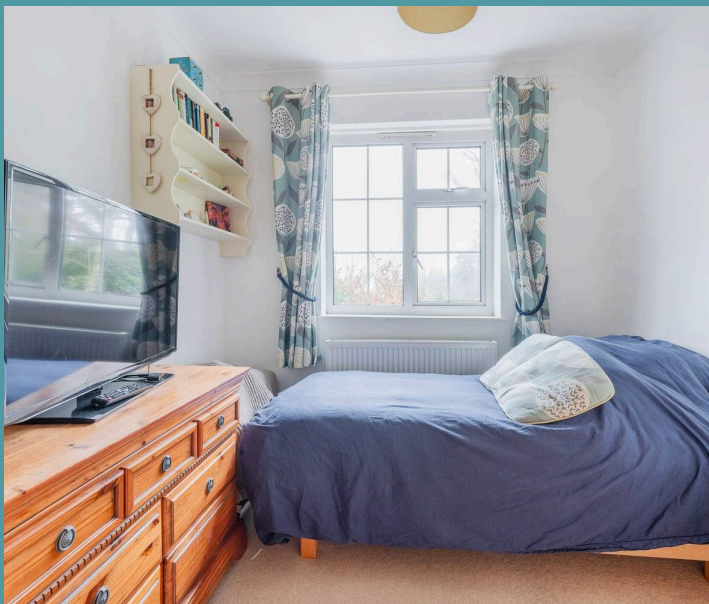
Agents Notes

We understand that this property is freehold.

Connected to mains water, electricity, gas and drainage.

Heating system - Gas central heating.

Council Tax Band: D

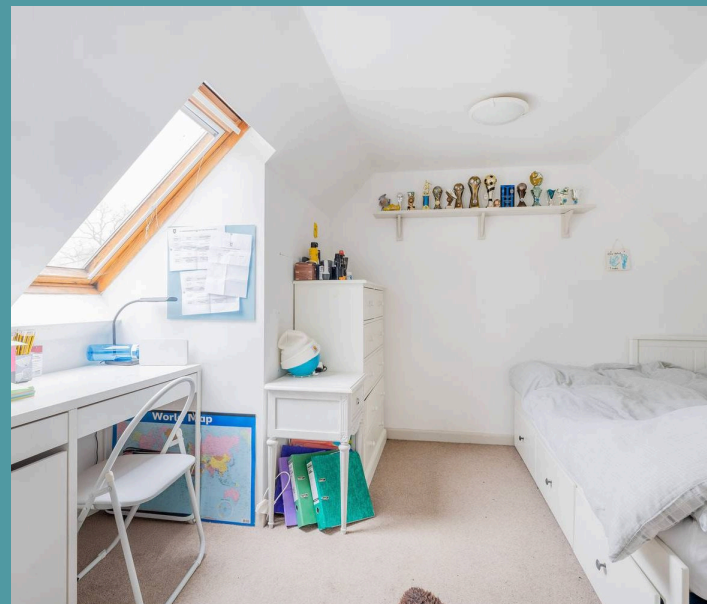




18 Long Road

Framingham Earl, Norwich

- Extended traditional style home in the quaint village of Framingham Earl
- Sits on approximately 1/2 an acre plot (stms) with plenty of potential to personalise
- Beautiful family home with flexible and spacious accommodation
- Open-plan L shaped kitchen/dining room with modern fixtures and fittings, complemented by a functional utility room and WC
- Two welcoming reception rooms for relaxation and entertainment, featuring a wood burner and French doors
- Four bedrooms, one private en-suite & a family bathroom with a four piece suite
- Expansive garden offering endless possibilities for outdoor activities and enjoyment, with a large versatile log cabin
- Driveway providing ample off-road parking and a garage for storage options
- Situated down a private track off long road, with a private and serene setting
- Positioned on the outer skirts of Poringland, in close proximity to local shops, schools for all ages, healthcare facilities and natural surroundings



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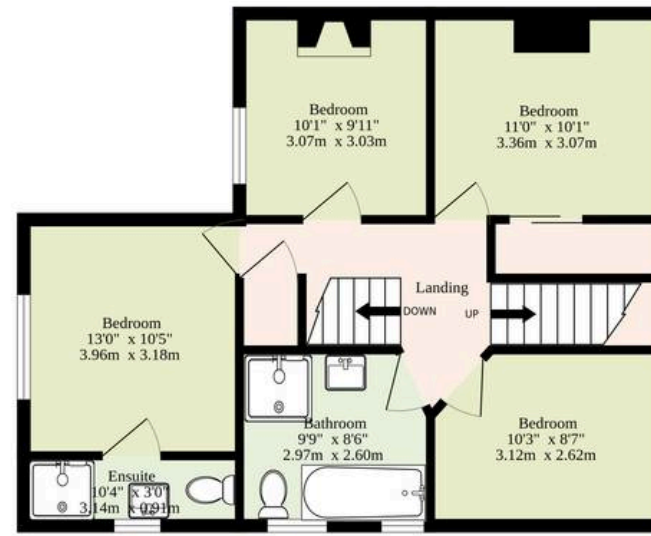
Framingham Earl, Norwich



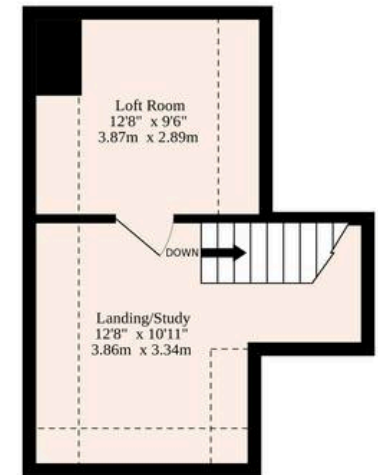
Ground Floor
749 sq.ft. (69.6 sq.m.) approx.



1st Floor
548 sq.ft. (50.9 sq.m.) approx.



2nd Floor
258 sq.ft. (24.0 sq.m.) approx.



Sqft Does Not Include The Entrance Hall And Landing

TOTAL FLOOR AREA : 1556sq.ft. (144.6 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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