



**40 Lone Barn Road, Norwich**

**£300,000 Freehold**



**websters.**



- Modern refurbished two-bedroom bungalow
- Spacious lounge/diner
- Contemporary kitchen with integrated appliances
- Stylish bathroom with corner shower
- Corner plot with ample parking
- Landscaped garden
- Outbuilding with electric & internet
- Sought-after Sprowston location



This attractive and beautifully refurbished semi-detached bungalow offers well-balanced and thoughtfully arranged accommodation, ideally suited to modern single-storey living.

The property is approached via a welcoming entrance, opening into a central hall from which the principal rooms radiate. The sitting room is a light and comfortable space, well-proportioned and suited to both everyday living and more formal entertaining.

The kitchen has been comprehensively updated, fitted with a range of contemporary units and integrated appliances, and is complemented by a separate dining room providing an excellent space for informal dining and hosting.

There are two well-presented bedrooms, including a generous principal bedroom and a further bedroom offering flexibility for guests or home working. The accommodation is served by a stylishly appointed shower room, finished in a clean, modern style.

Overall, the property combines a high standard of presentation with a practical and versatile layout, while having the scope for a loft conversion to addition space and rooms.

#### Outside

The property occupies a particularly generous corner plot, affording a sense of space and privacy. The grounds have been arranged with ease of maintenance in mind, while still providing an attractive setting for outdoor enjoyment.

There is extensive off-road parking to the front and side, suitable for a number of vehicles, in addition to a separate garage.

A notable feature is the substantial detached outbuilding, equipped with power and internet connectivity, offering excellent potential as a home office, studio, or ancillary accommodation, subject to any necessary consents.

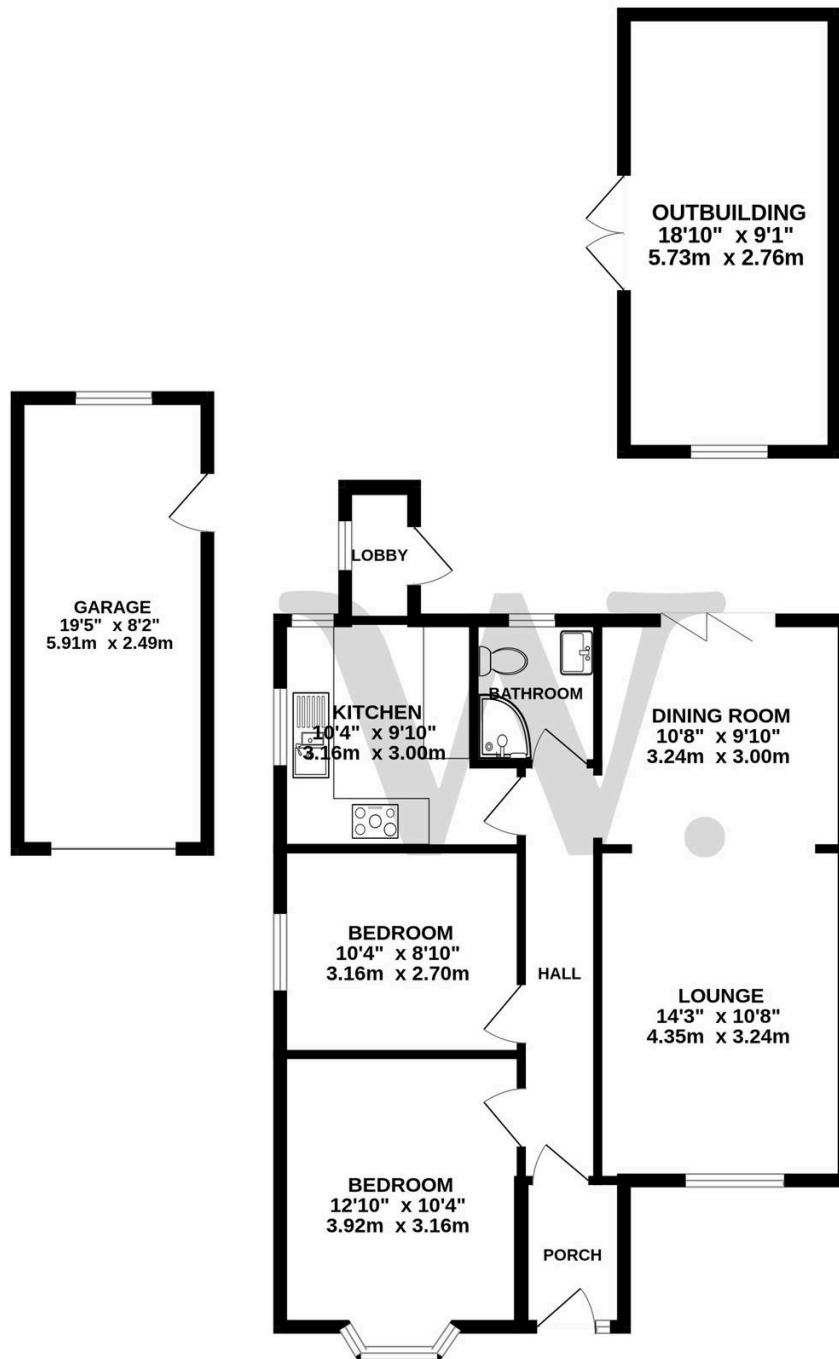
Council Tax band: C

Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: D

GROUND FLOOR  
1028 sq.ft. (95.5 sq.m.) approx.



TOTAL FLOOR AREA : 1028 sq.ft. (95.5 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.  
Made with Metropix ©2026

You can include any text here. The text can be modified upon generating your brochure.