



Three Mile Lane, Norwich - NR5 0RR

**STARKINGS
& WATSON**

HYBRID ESTATE AGENTS



Three Mile Lane

Norwich

NO CHAIN. With over 2060 Sq. ft (stms) of accommodation including TWO OVERSIZED GARAGES, this MUCH LOVED and WELL MAINTAINED detached home is pleasantly positioned for easy access to local amenities, Norwich and the A47. Boasting a DOUBLE DRIVEWAY to front, the property enjoys an elevated position with well stocked gardens offering PRIVACY and SECLUSION. A new CENTRAL HEATING BOILER has recently been installed, providing gas fired heating to the property. The accommodation includes a hall entrance, 20' DUAL ASPECT SITTING ROOM, 15' FAMILY ROOM and 26' OPEN PLAN kitchen, dining and utility room. The TWO GARAGES adjoin the property, offering conversion potential, whilst a SHOWER ROOM also leads off the hall. Heading upstairs, FOUR BEDROOMS lead off the landing, all DOUBLE BEDROOMS, along with a FAMILY BATHROOM including a separate shower.

Council Tax band: D

Tenure: Freehold

EPC Energy Efficiency Rating: C

- No Chain!
- Substantial Home with Double Driveway
- Two Reception Rooms
- Dual Aspect Kitchen/Dining Room
- Four Bedrooms
- Family Bathroom & Ground Floor Shower Room
- Move-In Condition with Potential to Update
- Private Non-Overlooked Gardens

Nearby you will find a variety of local amenities including shops, hardware store, post office etc. Local schooling is located close by up to Secondary level, whilst a wealth of public transport leads to Norwich and the nearby Retail Parks. To the rear of the property, access leads to the local play area and Marriott' Way for walks and cycling. A variety of bus routes lead to Norwich City Centre, with Longwater Retail Park located only a short drive with a park and ride bus service into Norwich.

SETTING THE SCENE

Two sets of double gates open to the double driveway, with parking to both sides of the property, giving access to the two separate garages. Both garages offer front to back access into the garden, whilst a ramped entrance leads to the front door. An area of grass and planting borders the front brick wall boundary.



THE GRAND TOUR

The hall entrance offers an ideal meet and greet space with a recessed door mat, whilst stairs rise straight ahead to the first floor, with storage space below. To your right, the open plan kitchen/dining room can be found, with a double glazed window to front, and double glazed window and stable door to rear. The kitchen offers a high quality range of wall and base level units, along with Corian work surfaces, inset electric ceramic hob and built-in eye level electric double oven. The open plan space is split into three sections, included a carpeted dining area, the main kitchen with a microwave oven, fridge freezer and dishwasher integrated, and the utility area where there is space for laundry appliances complete with wood work surfaces. Back into the hall, at the rear is a ground floor wet room, with a hand wash basin set within a vanity unit including storage, heated towel rail and non-slip vinyl flooring. The sitting room runs front to back, with dual aspect views including French doors to the rear garden. A feature fire place creates a focal point, with fitted carpet running underfoot. The adjacent family room offers a further reception space but could also double as a ground floor bedroom, with further French doors onto the rear garden. Upstairs, the landing leads to all four bedrooms, with one including a range of built-in wardrobes. The family bathroom serves all the bedrooms, complete with a four piece suite comprising a bath and separate shower cubicle.

FIND US

Postcode : NR5 0RR

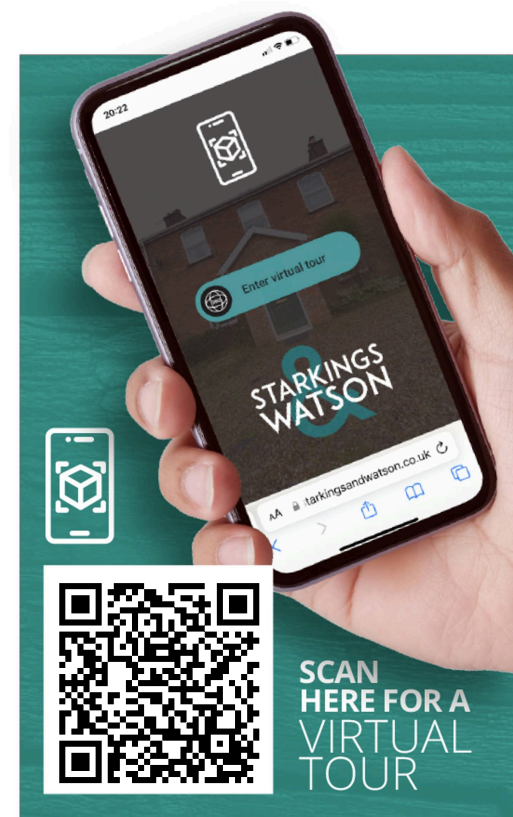
What3Words : ///daily.global.snow

VIRTUAL TOUR

View our virtual tour for a full 360 degree of the interior of the property.

AGENTS NOTES

A contract exists with EDF on the basis of a Cultivation License, for the land to the left hand side of the garage. Whilst the gardens are treated as one, the left hand strip is not included within the freehold and is effectively rented for £100 PA.







THE GREAT OUTDOORS

Heading outside, the rear garden has been landscaped over the years, with a range of mature hedging and fencing to all boundaries, whilst a central lawn is bordered by brick built raised beds. With curved edges and sweeping patios, the garden offers both stepped and ramped entrance to the lawn, whilst further gardens can be found to the side of the property, leading to a green house. The left hand garage is accessed via an electric roller door and is wider than normal, with power, light and a rear access door. The right hand door is a manual up and over door, with door to garden, and utility access including the electric fuse box and central heating boiler.





Ground Floor



Floor 1

Approximate total area⁽¹⁾

2067.76 ft²

192.1 m²

Reduced headroom

13.25 ft²

1.23 m²

(1) Excluding balconies and terraces

 Reduced headroom
(below 1.5m/4.92ft)

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

GIRAFFE360



Starkings & Watson Hybrid Estate Agents

196 Norwich Road, Costessey - NR5 0EX

01603 336446 • costessey@starkingsandwatson.co.uk • starkingsandwatson.co.uk/

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