



Three Mile Lane, Norwich - NR5 0RR

**STARKINGS
& WATSON**

HYBRID ESTATE AGENTS



Three Mile Lane

Norwich

With OVER 115ft (stms) of REAR GARDEN, this semi-detached FAMILY HOME offers a SMART INTERIOR which has been COMPLETELY RENOVATED in recent months. Located close to LOCAL SCHOOLS and amenities, the property includes an EXTENDED LAYOUT, LANDSCAPED GARDENS, garage and parking. The layout is TRADITIONAL for the area, comprising a 14' BAY FRONTED SITTING ROOM, dining room, W.C, KITCHEN with INTEGRATED APPLIANCES and CONSERVATORY to the ground floor. The INTEGRAL GARAGE offers CONVERSION POTENTIAL (stp) while upstairs, THREE BEDROOMS lead off the landing along with the RE-FITTED FAMILY BATHROOM. The GARDENS include EXTENSIVE PLANTING, patio and lawned area - all taking in the SOUTH SUN.

Council Tax band: C

Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating:



- Semi-Detached Home
- Recently Renovated & Modernised
- Separate Sitting & Dining Rooms
- Extended Kitchen & Conservatory
- Garage & Off Road Parking
- Sought After Position near Schools
- Re-fitted Family Bathroom
- Stunning Landscaped 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. 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

From the road, low level timber picket fencing encloses the block paved driveway, with a brick wall to front and planted front boundary. Ample parking is provided, with access to the main property and garage.

THE GRAND TOUR

The hall entrance is finished with wood flooring, with the stairs rising up with recently fitted and attractive decorative panelling, and space provided for coats and shoes.



Doors lead off to the reception rooms and kitchen, whilst the W.C is tucked under the stairs with a two piece suite. The bay fronted sitting room is carpeted, finished with a feature fireplace and is set under a high ceiling. The next door dining room is a great size, with a feature fireplace, wood flooring and double doors opening onto the conservatory, offering an extension to the living space and a utility area, all on wood effect flooring. Finished with central heating and uPVC double glazing, the room is an all year round space. The extended kitchen offers ample storage and mainly base level units, with wood effect work surfaces, and integrated cooking appliances. Space is provided for other white goods, with neutral splash back and wood effect flooring completing the finish. Upstairs, three bedrooms lead off the landing, with one including a built-in airing cupboard. The larger of the bedrooms has a bay fronted aspect allowing natural light to fill the room with a generous carpeted floor space on offer. The second bedroom occupies a rear facing aspect, overlooking the manicured rear garden stretching behind the property while the smaller room sits next door, also tastefully decorated with views into the rear garden. The family bathroom has been updated with contrasting tiled splash backs, and a three piece suite with storage under the sink.

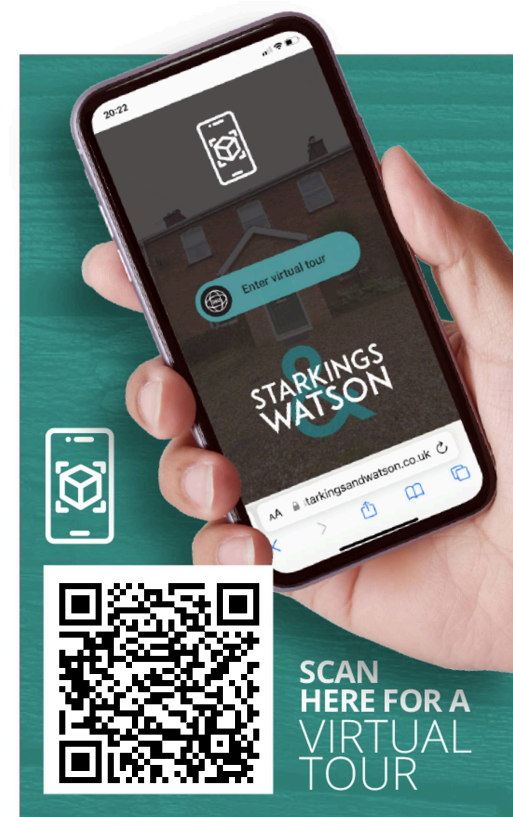
FIND US

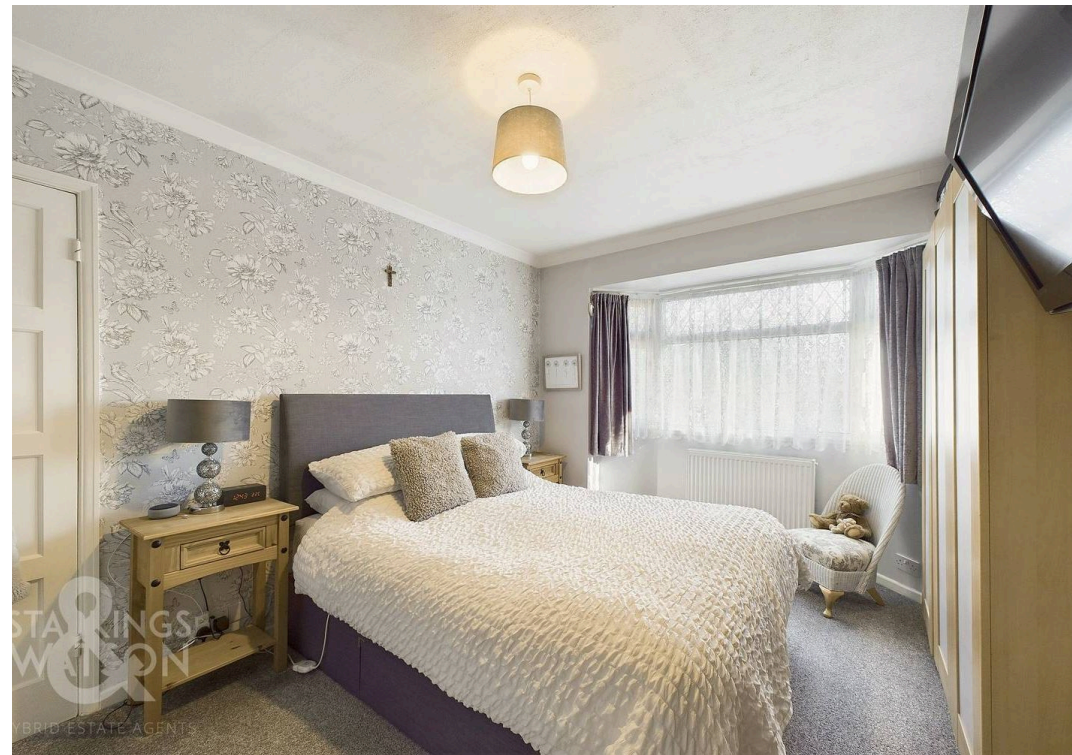
Postcode : NR5 0RR

What3Words : ///blunt.snail.economies

VIRTUAL TOUR

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



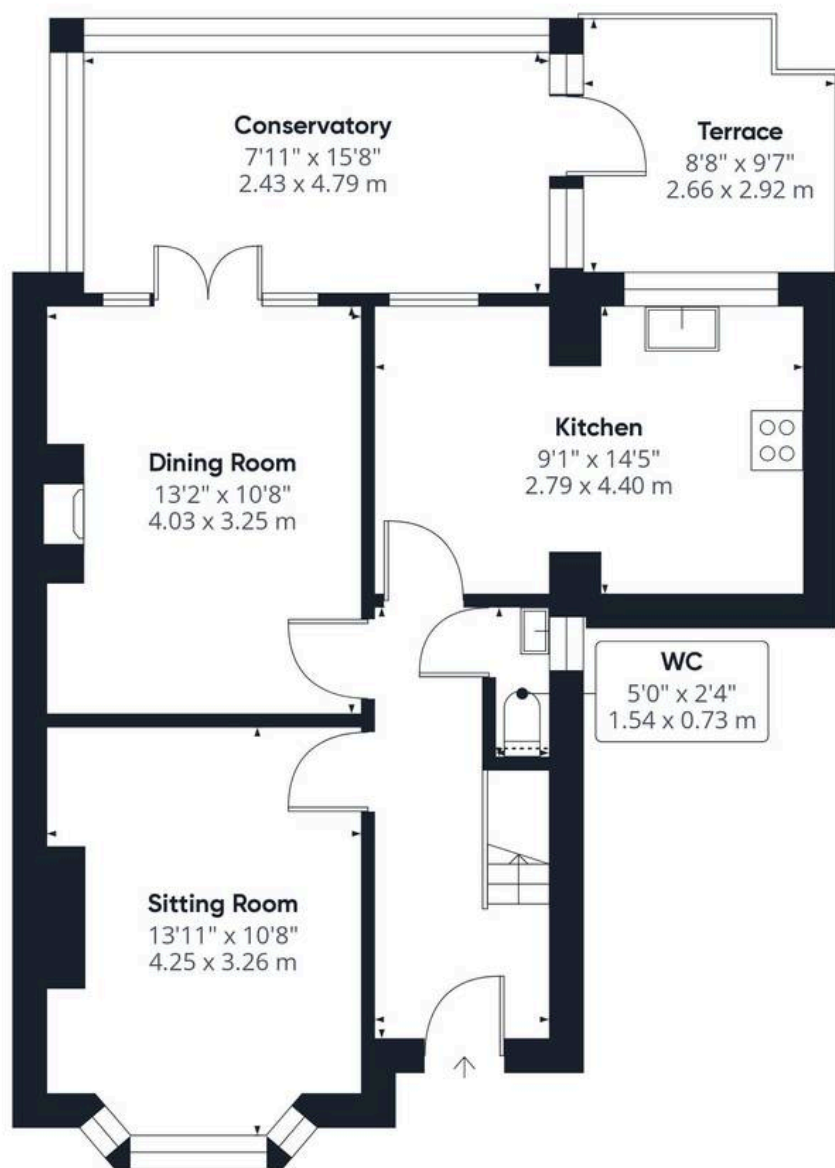




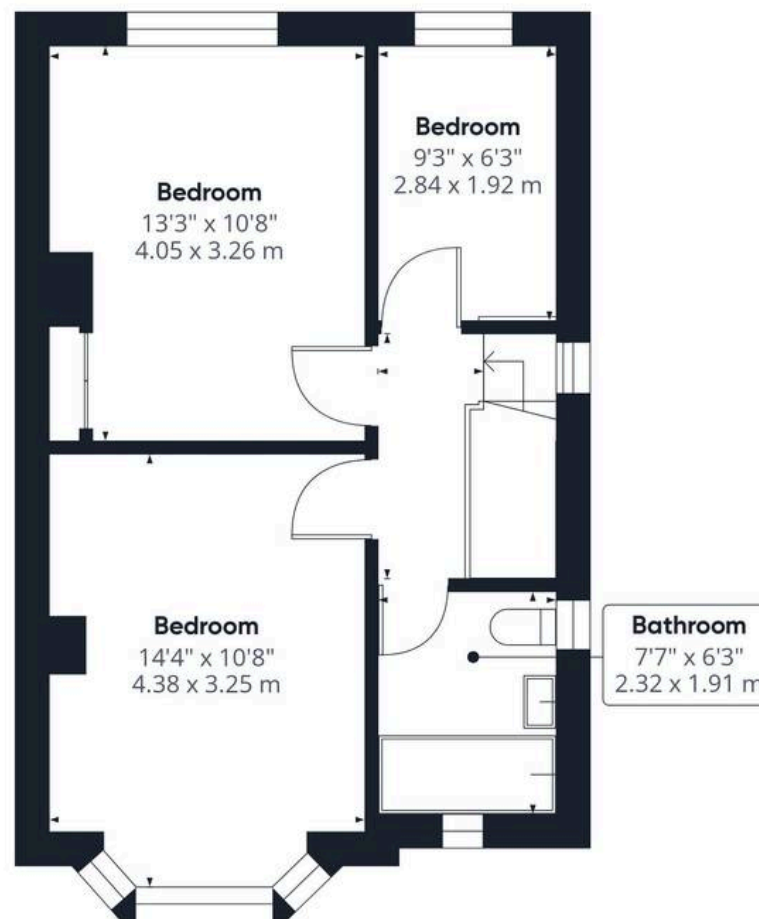
THE GREAT OUTDOORS

The rear garden has been pleasantly landscaped, with various planting, central lawn and sunken patio with feature wildlife ponds. A large lawned expanse can be found with planted borders, whilst patio and timber decking offers seating. The far end of the garden offers a working space with vegetable planters and a timber storage shed. Access leads into the adjoining garage, with an up and over door to front, wall mounted gas fired central heating boiler, power and lighting.





Ground Floor



Floor 1

Approximate total area⁽¹⁾

1032.7 ft²
95.94 m²

Balconies and terraces

79.33 ft²
7.37 m²

Reduced headroom

0.6 ft²
0.06 m²

(1) Excluding balconies and terraces

Reduced headroom

..... Below 5 ft/1.5 m

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

Calculations are based on RICS IPMS 3C standard.

GIRAFFE360



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Disclaimer: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.