



Three Mile Lane, Norwich - NR5 0RR



Three Mile Lane

Norwich

Presented in TURNKEY condition, this DETACHED HOUSE has been EXTENDED & IMPROVED and benefits from INCOME GENERATING SOLAR PANELS. Offering over 1,500 Sq. Ft (stms) of living accommodation, this property has been designed to offer a cohesive blend of modernity and luxury feel, with a VERSATILE LAYOUT that is perfect for family living. Stepping inside, the property boasts a grand HALLWAY ENTRANCE with stairs rising to a two piece W.C, opening to the 18' DUAL ASPECT SITTING ROOM with FRENCH DOORS opening to the garden. Across the hall, the OPEN PLAN KITCHEN/ DINING ROOM offers a very HIGH SPECIFICATION and includes INTEGRATED APPLIANCES whilst ample room is available for formal dining. The separate UTILITY ROOM adds further convenience and seamlessly opens to the extended 20' FAMILY ROOM, perfect as a home cinema. Heading upstairs, the spacious GALLERIED LANDING offers doors opening to THREE DOUBLE BEDROOMS and a four piece FAMILY BATHROOM, including the SPACIOUS MAIN BEDROOM, with PART VAULTED CEILINGS, a dedicated DRESSING TABLE and an ENSUITE SHOWER ROOM.



Externally, DRIVEWAY PARKING can be found for multiple vehicles to the front, whilst the REAR GARDEN offers TOTAL PRIVACY and is FULLY ENCLOSED. The space has been lovingly LANDSCAPED by the current vendors and boasts a fully insulated OUTSIDE OFFICE ROOM.

Council Tax band: D

Tenure: Freehold

EPC Energy Efficiency Rating: A

- Extended & Totally Modernised Detached House
- Extending To Over 1,500 Sq.Ft Of Living Accommodation
- 18' Dual Aspect Sitting Room & 20' Family Room
- 23' Open Plan High Specification Kitchen & Dining Room
- Three Double Bedrooms
- Main Bedroom With Part Vaulted Ceilings & Ensuite Shower Room
- Stunning Landscaped Garden With Outside Office Room
- Driveway Parking For Multiple Vehicles

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



SETTING THE SCENE

The property can be found set back from the road, offering ample driveway space for multiple vehicles, bisected with a flagstone patio leading up to the main entrance under an open porch.

THE GRAND TOUR

Stepping inside, the spacious hallway entrance offers storage below the stairs for outdoor wear and a conveniently located two piece W.C.

Immediately to the right, the 18' dual aspect sitting room can be found with herringbone wood flooring running underfoot. The room is centred around an electric feature fireplace with fitted floor based storage cupboards and allows for a range of soft furnishing layouts whilst French doors lead out to the garden. Across the hallway a door opens to the kitchen and dining space. The kitchen itself, installed in 2019 and built by Wren, offers a high specification and includes integrated appliances including a dishwasher, wine fridge, double ovens, fridge/ freezer, four burner gas hob and extractor above with ample wall and base storage cupboards and quartz work tops above. The kitchen wraps around to offer a usable breakfast bar, whilst ample room can be found for formal dining and further French doors flood the room with natural light and open to the garden. Continuing to the separate utility room where further storage space is available as well as under counter space for a washing machine and tumble dryer. The final doors opens to the 20' extended family room extension, built in 2021. The space benefits from underfloor heating and carpeted flooring running underfoot with panelling to the feature wall and further integrated storage. LED spotlights ensure the room is well lit with high level ambient LEDs. Further access can be found to the garden.

Ascending the stairs to the galleried first floor landing, loft access can be found overhead whilst doors open to two double bedrooms. The first double room boasts carpeted flooring underfoot with a Velux window above flooding the room with natural light. Adjacent the second double room includes herringbone wood flooring with ample room for a double bed and enjoys a front facing aspect from uPVC double glazed windows. The spacious main bedroom offers part vaulted ceilings with bespoke built fitted wardrobes and an integrated dressing table and storage space. Further, the en-suite shower room includes a double open walk in shower with a glass splashback, vanity storage beneath the sink and a wall mounted heated towel rail. Completing the accommodation, the four piece family bathroom can be found centrally from the landing and offers a freestanding roll top bath in addition to a large walk in shower, Velux window overhead, vanity storage below the sink and a further designer heated towel rail.

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VIRTUAL TOUR

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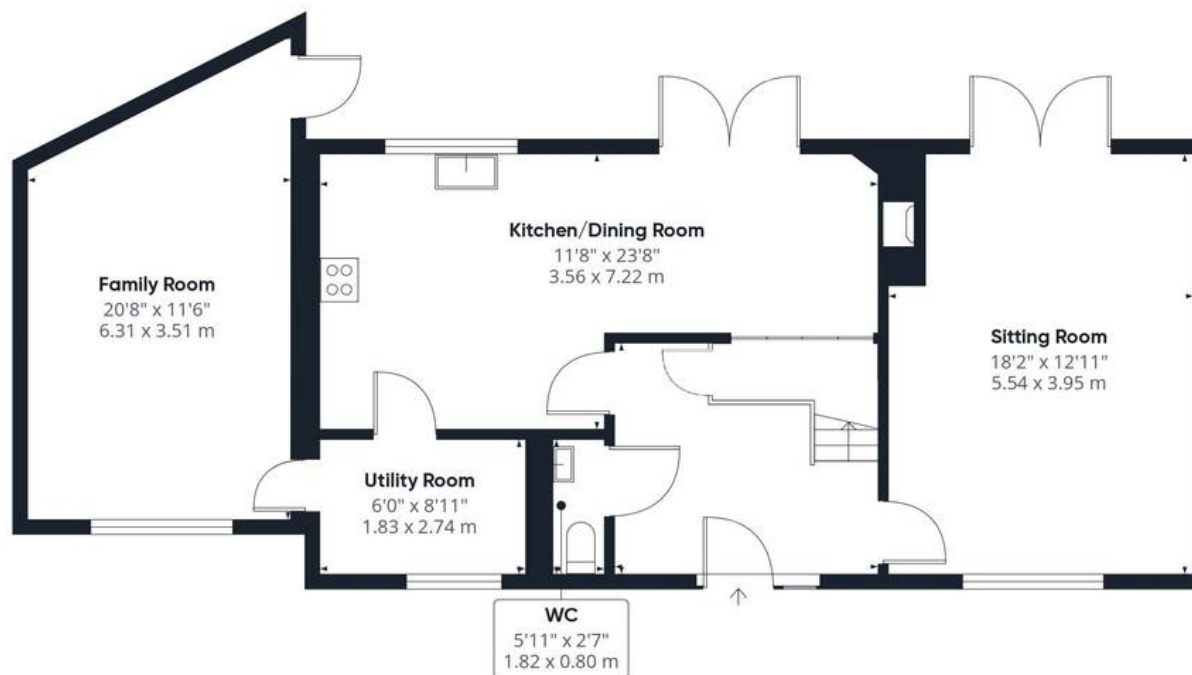




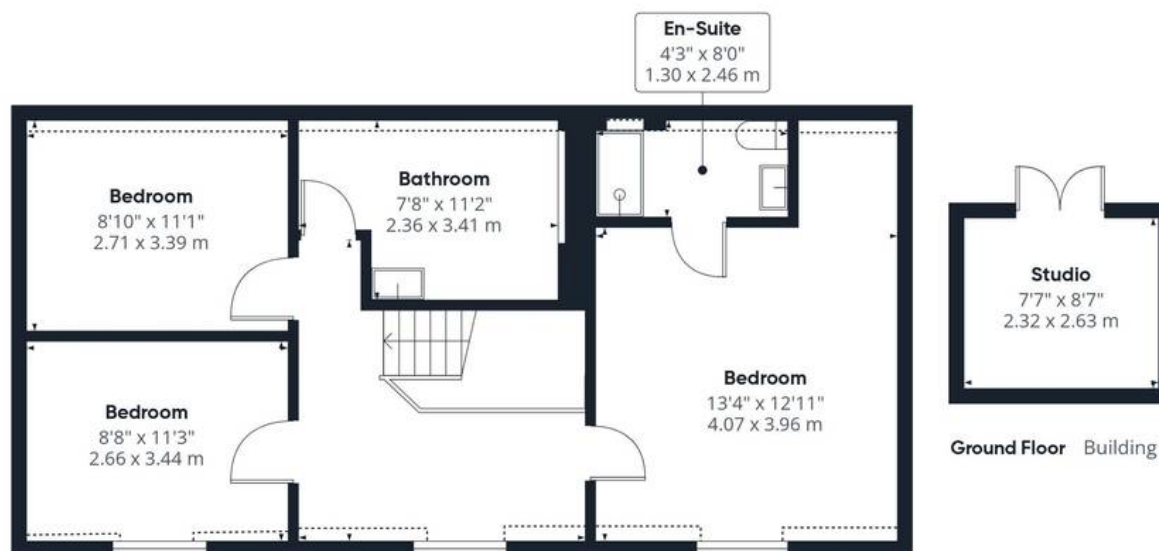
THE GREAT OUTDOORS

Stepping outside, the landscaped garden is fully enclosed with timber panel fencing, enjoying total privacy, initially offering a spacious flagstone patio perfect for outdoor furniture to enjoy the summer months, bordered with artificial grass. A shallow step leads down to the purpose built entertaining space, including a freestanding wood burner and bench seating and a barbecue station. A dedicated play area can be found beyond leading to the outbuilding. Currently used as an office space, the outbuilding opens from French doors, is fully insulated and heated, providing a flexible space for an office, home studio or for a business.





Ground Floor Building 1



Ground Floor Building 2

Floor 1 Building 1

Approximate total area⁽¹⁾

1526 ft²

141.6 m²

Reduced headroom

29 ft²

2.7 m²

(1) Excluding balconies and terraces

Reduced headroom

..... Below 5 ft/1.5 m

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360



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