



3 Three Mile Lane, Norwich

Norwich



Minors & Brady

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Norwich, Norwich

Enjoying a sought-after location close to schools and everyday amenities, this recently renovated bay-fronted property offers stylish and well-planned accommodation, making it the perfect family home. The ground floor features a light-filled lounge and generous dining room, both with fireplaces, along with a modern fitted kitchen and a large conservatory that opens out to the garden. Upstairs, three good-sized bedrooms benefit from natural light and carpet flooring, served by a re-fitted family bathroom with bath, shower over, and tiled surround. At the rear, the beautifully landscaped garden extends over 115ft (stms), offering a standout outdoor space with lawn, patio, wildlife ponds, timber decking, vegetable beds, and a timber shed. A private driveway and integral garage provide off-road parking and future conversion potential (stp), completing this fantastic home.

Location

Located in Costessey to the west of Norwich, Three Mile Lane offers a well-connected setting with easy access to the city centre, A47, and A11. The area is ideally positioned for the University of East Anglia, Norfolk and Norwich University Hospital, and Spire Hospital. Residents benefit from excellent bus links, a range of local schools, and nearby amenities including shops, cafes, and Longwater Retail Park. Outdoor enthusiasts can enjoy scenic walks at Earlham Park, Bowthorpe Marsh, and along the River Yare. The area also offers easy access to Costessey Golf Club, the Sportspark at UEA, and local gyms, making it a convenient spot for families, professionals, and students alike. Norwich city centre is just a short drive away, offering a vibrant mix of shopping, dining, and entertainment. With its practical location and strong local amenities, Three Mile Lane in Costessey remains a popular choice for a variety of lifestyles.



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3 Three Mile Lane

Norwich, Norwich

Three Mile Lane, Costessey

Step through the front door into a welcoming entrance hall, where wood flooring and newly added decorative panelling set the tone for this smart and thoughtfully finished interior. There's useful space for coats and shoes, and a ground floor WC is tucked neatly beneath the stairs with a modern two-piece suite.

At the front, the lounge is light-filled with a bay window, soft carpeting underfoot, high ceilings, and a feature fireplace that brings a sense of comfort. The dining room is generous in size, finished with wood-effect flooring and its own character fireplace, creating a warm and flexible setting for mealtimes or entertaining. French doors open into the conservatory, which enhances the living space further with garden views, a door out to the rear, and plenty of room for seating or play. Full glazing and central heating make it a space to enjoy year-round.

The kitchen has been well planned with a generous run of mainly base-level units, wood-effect worktops, and a stylish tiled splashback. Integrated cooking appliances are in place, with additional space and plumbing for a washing machine and other white goods. A rear-facing window brings in natural light and frames a lovely view across the garden.

Upstairs, the landing leads to three good sized bedrooms, all tastefully finished with carpet flooring and filled with natural light. The main bedroom enjoys a bay-fronted aspect and ample floor space, while the other two overlook the landscaped garden. One also includes a built-in airing cupboard. The family bathroom has been updated with a bath with shower over, stylish tiled surround, and a modern three-piece suite with storage beneath the sink.



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Ascending upstairs you'll find three great sized bedrooms each able to cater to your evolving needs, whether that be for a large/growing family or simply just appreciating the additional space. Alongside these bedrooms is a re-fitted modern family bathroom catering to all the residents within the household.

At the rear, the garden extends over 115ft (stms), beautifully landscaped with a central lawn, mature planting, and a sunken patio area with feature wildlife ponds. Timber decking offers additional space to sit and unwind, while the far end includes vegetable planters and a timber shed. To the front, a block-paved driveway sits behind picket fencing and a low brick wall, offering ample off-road parking. The integral garage includes lighting, power, and a wall-mounted gas boiler, with potential for conversion (subject to planning).

Agents notes

We understand this property will be sold freehold, connected to all mains services.

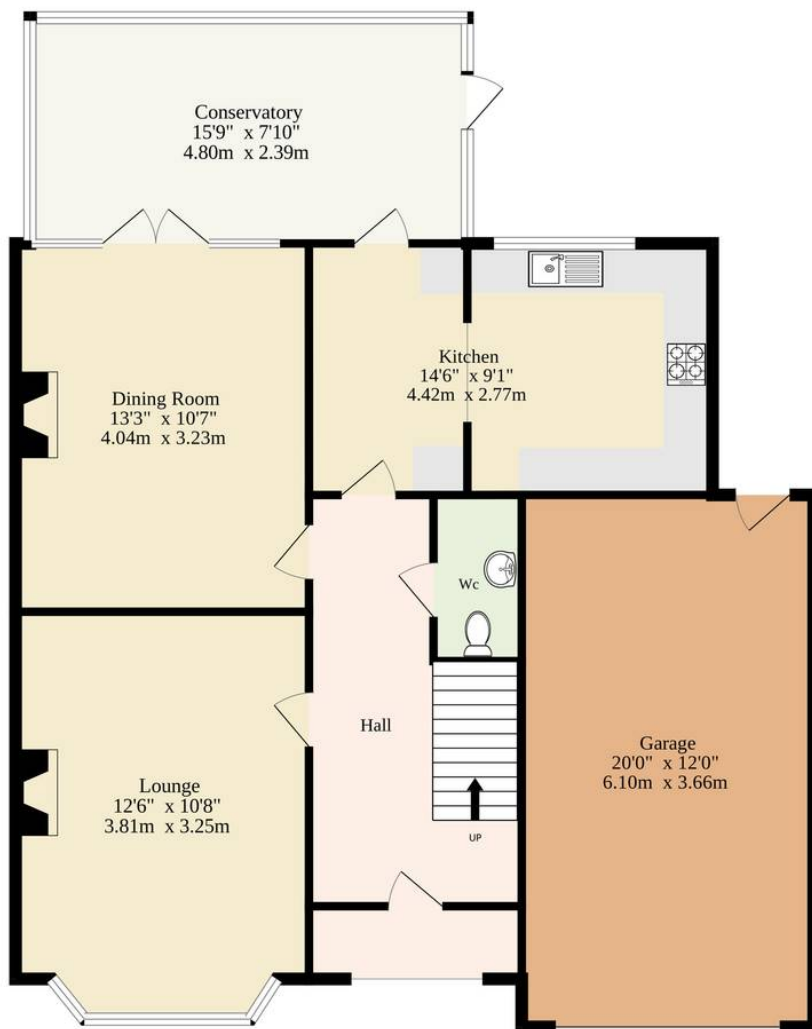
Heating system- Gas Central Heating

Council Tax Band - D

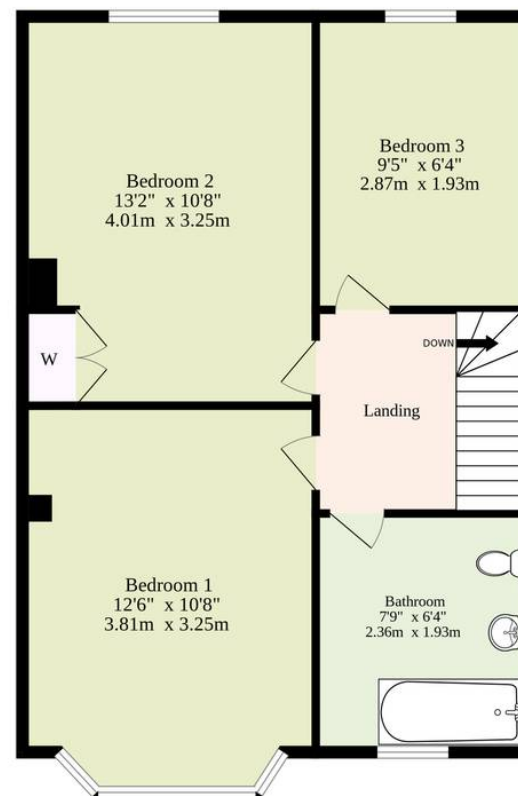


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Ground Floor
855 sq.ft. (79.4 sq.m.) approx.



1st Floor
442 sq.ft. (41.1 sq.m.) approx.



Sqft Includes Garage

TOTAL FLOOR AREA : 1297 sq.ft. (120.5 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.
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Dreaming of this home? Let's make it a reality



Meet *Liam*
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Meet *Rosie*
Senior Sales Progressor



Meet *Tristan*
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Minors & Brady
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