

## 4 Arnfield Lane, Norwich

£380,000 Freehold

Beautifully renovated and immaculately presented, this detached family home in the sought-after suburb of New Costessey offers spacious and flexible living throughout. The property features three generously sized bedrooms with fitted wardrobes, a newly fitted en-suite to the principal, and a stylish family bathroom with twin basins, walk-in shower, and separate bath. The bright open-plan layout brings together a modern kitchen with gloss units and breakfast bar, a dedicated dining area, and a generous lounge featuring an 8.5 kW Heta wood burner and French doors to the garden. A separate study provides the option for a fourth bedroom, while outside, the fully enclosed south-facing garden includes a patio, lawn, electrics to a former summer house site, and a spa pool connection. Further benefits include a driveway, garage, and electric vehicle charging point, making this an ideal home for modern family living.



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## Location

Arnfield Lane is situated in the popular suburb of New Costessey, to the west of Norwich. Well-regarded for its residential appeal, the area offers excellent access to the University of East Anglia and the Norfolk and Norwich University Hospital, as well as convenient links to the A47 and A11. Residents benefit from a wide selection of local amenities including shops, supermarkets, cafés, schools, and healthcare facilities. Longwater Retail Park is close by, offering a range of major retailers and dining options. With nearby parks and green spaces for recreation, and regular bus routes into Norwich city centre, New Costessey is a well-connected and convenient place to live.

## Arnfield Lane, New Costessey

Step inside through the entrance porch, a welcoming space that also serves well as a sun room, ideal for enjoying a morning coffee or providing useful everyday storage. From here, the home opens directly into a generous open-plan living area where the kitchen, dining, and lounge connect to form a bright, sociable space.

The kitchen is sleek and modern, fitted with white gloss units, a stylish tiled splashback, and features a breakfast bar for casual dining, a built-in oven and hob with extractor above, an inset sink and drainer, and plumbing for both a washing machine and dishwasher. Inset ceiling lighting brings a clean, contemporary feel, while the open layout keeps the space feeling connected and airy. Tiled flooring continues from the kitchen into the dining area, creating a unified and practical finish. This light-filled space features ambient pendant lighting and serves as a dedicated dining area, ideal for everyday meals or hosting.

From here, step into the generous lounge, where natural light pours in through French doors and windows. Carpet

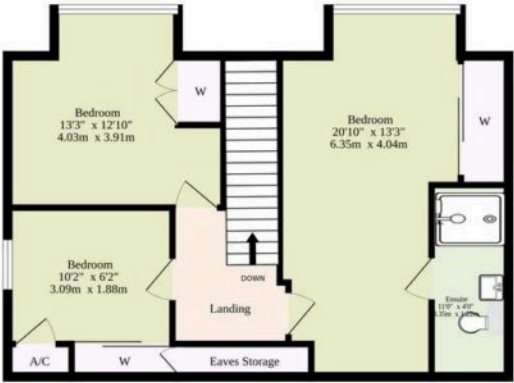


We understand that the property will be sold freehold, connected to all main services.

Ground Floor  
1070 sq.ft. (99.4 sq.m.) approx.



1st Floor  
581 sq.ft. (54.0 sq.m.) approx.



Sqft Includes Garage

TOTAL FLOOR AREA : 1651 sq.ft. (153.4 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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