



Three Mile Lane, NORWICH, NR5 0RP

welcome to

Three Mile Lane, NORWICH

Stunning, newly renovated detached home offers contemporary living throughout, boasting four bedrooms, two bathrooms and an impressive open-plan layout - perfect for modern family life. With the added benefit of ample parking, a well maintained private rear garden.



Lounge

25' x 10' 10" (7.62m x 3.30m)

Double glazed window to front and side aspect, radiator, wooden flooring.

Dining Room

10' 1" x 12' 6" (3.07m x 3.81m)

Door to garden, door to conservatory, wooden flooring.

Lounge

7' 10" x 17' 1" (2.39m x 5.21m)

Double glazed window to rear aspect, wooden flooring.

Kitchen

8' 3" x 10' 9" (2.51m x 3.28m)

Double glazed window to side aspect, fridge freezer, sink, oven, induction hob, wooden flooring.

Conservatory

9' 1" x 7' 6" (2.77m x 2.29m)

Double glazed window to all aspects, door to garden, wooden flooring.

Ground Floor Bathroom

Double glazed window to rear aspect, shower cubicle, bathtub, wc, wash hand basin with mixer tap, tiled flooring.

Bedroom Two

12' 2" x 11' 10" (3.71m x 3.61m)

Double glazed window to front aspect, radiator, wooden flooring.

Bedroom Three

9' 10" x 12' 2" (3.00m x 3.71m)

Double glazed window to rear aspect, radiator, storage, wooden flooring.

First Floor Bathroom

Wc, shower cubicle, fully tiled, wash hand basin with mixer tap.

Bedroom One

15' 4" x 12' 1" (4.67m x 3.68m)

Velux window to rear, radiator, wooden flooring, access to loft room.

Bedroom Four

6' 5" x 8' 10" (1.96m x 2.69m)

Double glazed window to front aspect, wooden flooring, radiator.



This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com



view this property online williamhbrown.co.uk/Property/NOR143422



welcome to

Three Mile Lane, NORWICH

- Recently renovated
- Ample parking and garage
- Generous accommodation opportunities
- Private, low maintenance rear garden.
- Four bedrooms

Tenure: Freehold EPC Rating: D

Council Tax Band: C

£495,000



Please note the marker reflects the postcode not the actual property

view this property online williamhbrown.co.uk/Property/NOR143422



Property Ref:
NOR143422 - 0004

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

William H Brown is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.



william h brown



01603 760044



norwich@williamhbrown.co.uk



5 Bank Plain, NORWICH, Norfolk, NR2 4SF



williamhbrown.co.uk