



**Park Lane, Norwich NR2 3EQ**

**welcome to**

**Park Lane, Norwich**

**\*\*GUIDE PRICE £525,000-£550,000\*\***

A rare opportunity to acquire an established semi detached home in prominent elevated Golden Triangle location. Benefiting from garage parking and substantial plot early viewing is recommended.



### **Entrance Hall**

A welcoming space and entrance to the home providing access to the reception spaces, internal storage cupboard, kitchen / dining area and stairs leading to the first floor landing.

### **Lounge**

A well-proportioned living room with polished herringbone flooring, a feature fireplace, and a large window that fills the space with natural light. The room blends classic and contemporary elements, creating a comfortable and inviting setting.

### **Sitting Room**

A bright reception room with herringbone flooring, a traditional fireplace, and wide sliding doors leading into the conservatory. The seamless indoor-outdoor flow makes it an ideal space for relaxing or entertaining.

### **Conservatory**

A sunny conservatory with tiled flooring and wrap-around glazing, Perfect as a morning room, reading nook, or place to enjoy afternoon tea offering lovely views of the garden.

### **Kitchen / Dining Room**

A generous kitchen and dining space with traditional cabinetry, tiled walls, and ample natural light from the large window overlooking the garden. With room for family dining, it offers a warm and practical hub for everyday living.

### **Wc / Shower**

A compact and neatly presented cloakroom featuring a modern white WC, tiled walls. Practical and well-maintained, it offers convenient ground-floor facilities accompanied by a contemporary shower room with full-height tiling, a rainfall shower head, and mosaic-tiled flooring. Clean, modern, and functional, it provides an excellent additional washing space for busy households.

### **Utility Room**

A well-organised utility room with space for laundry

appliances, ample shelving, and a useful countertop for folding and storage. Bright and practical, it keeps household tasks neatly tucked away.

### **Landing**

A warm and welcoming staircase area with soft carpeting and floral wallpaper. The turning staircase leads to the first floor and enhances the home's traditional charm.

### **Bedroom One**

A light and welcoming double bedroom with multiple windows, fitted blinds, and soft neutral décor. A calm, uncluttered layout creates a peaceful retreat.

### **Bedroom Two**

A spacious double bedroom featuring glossy fitted wardrobes, a matching dresser, and a large window with modern curtains and blinds. The soft colour palette and generous storage create a serene, well-organised space.

### **Bedroom Three**

A neatly presented single bedroom with extensive built-in wardrobes and a central dressing area with mirror. Natural light and warm tones make this an ideal guest room, study, or child's bedroom.

### **Bathroom**

A bright retro-style bathroom featuring a coloured suite, full-size bathtub with overhead shower, and tiled walls with a decorative border. Well-kept and full of character, it offers excellent potential for modernisation.

### **External**

A beautifully maintained garden featuring a mix of lawn, patio, mature planting, and seating areas with garden shed that benefits from electricity. With steps leading to a raised terrace and plenty of greenery, it provides a peaceful and private outdoor escape.

### **Norwich**

Norwich has just been named the best place to live

in the U.K. Norwich was crowned the National winner in The Sunday Times best place to live guide (2026). It is the only location to have featured in all 14 editions of the guide and was described as "a creative, cosmopolitan city with a green conscience and a warm heart"

### **Agents Note**

There may be potential for the successful purchaser to explore the acquirement of an adjoining plot. Our client advises that under separate negotiation the adjoining plot could offer opportunities for enhanced garden space, parking, or future development (subject to the necessary consents).

Interested parties should note that any acquisition would be subject to separate negotiation and prospective buyers are encouraged to make their own enquiries should they wish to pursue this possibility.



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## welcome to

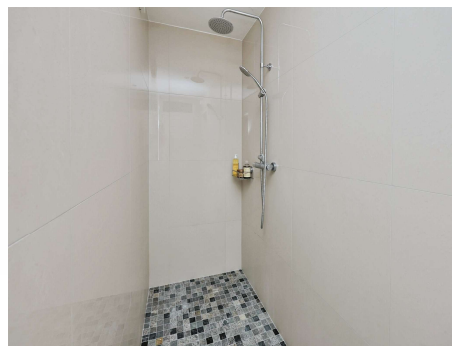
### Park Lane, Norwich

- ELEVATED SEMI DETACHED HOME IN PROMINENT GOLDEN TRIANGLE LOCATION
- VERSATILE LIVING ACCOMMODATION WITH SCOPE FOR EXTENSION
- THREE FIRST FLOOR BEDROOMS AND BATHROOM OFF LANDING
- TWO COMFORTABLE RECEPTION ROOMS WITH VIEWS ONTO THE ESTABLISHED GARDENS
- CENTRAL GOLDEN TRIANGLE LOCATION WITH LOCAL SCHOOLING CLOSE BY MAKING THIS AN IDEAL FAMILY PURCHASE

Tenure: Freehold EPC Rating: D  
Council Tax Band: C

guide price

# £525,000



### directions to this property:

Proceed out of Norwich via the Unthank Road taking a right hand turn into Park Lane where the property will be located on your right hand side.



Please note the marker reflects the postcode not the actual property

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Property Ref:  
UNR106972 - 0012

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