



## Mile Cross Lane, Norwich, NR6

An Attractive 1930's Three Bedroom Semi-Detached Home!

**GUIDE PRICE £270,000 FREEHOLD**



BRITISH  
PROPERTY  
AWARDS

2025



**GOLD WINNER**

ESTATE AGENT  
IN NORWICH  
(NR10-16)

# CHARACTER AND COMFORT WITH FAMILY FLOW!

This attractive 1930's built semi-detached home offers spacious and well balanced accommodation throughout, making it perfectly suited to modern family living. A large and welcoming entrance hall leads to a charming bay fronted living room, while to the rear of the property is an impressive open-plan kitchen/dining area that flows seamlessly into an extended garden room, creating a bright and versatile living space with delightful views over the rear garden. Upstairs, a central landing provides access to three well-proportioned bedrooms, two of which benefit from built in wardrobes, together with a family bathroom serving the first floor. Further enhancing the property's appeal, all windows were upgraded to triple glazing in 2022, providing excellent energy efficiency, comfort and noise reduction throughout.



*“ features a large patio area, an expansive lawn, a garden shed and a greenhouse.”*



## Overview

- Semi Detached House
- Three Bedrooms Off Landing
- Driveway & Garage
- Open Plan Kitchen/Dining Accommodation
- Bay Fronted Living Room
- Spacious Garden Room
- Triple Glazed Windows Fitted 2022
- Large Entrance Hall
- Generous Enclosed Rear Garden
- First Floor Family Bathroom



## Location

Situated on Mile Cross Lane, NR6, this property enjoys a convenient position to the north of Norwich, offering excellent access to a wide range of local amenities. Nearby residents benefit from an array of shops, supermarkets, schools and healthcare facilities, while Norwich city centre is just a short drive or bus journey away, providing an extensive selection of retail, dining and leisure opportunities. The area is well served by regular public transport links and offers easy access to Norwich International Airport, the Northern Distributor Road (NDR) and major road networks, making it an excellent choice for commuters. A number of parks, green spaces and recreational facilities can also be found close by, providing plenty of opportunities for outdoor activities and family enjoyment.

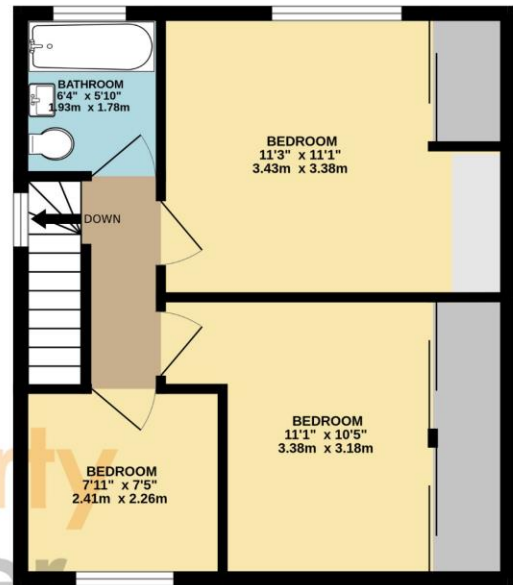


## Outside

Outside, the property benefits from a large driveway providing ample off road parking for multiple vehicles, complemented by the convenience of a detached garage offering additional parking or storage space. To the rear, the generous and private garden has been thoughtfully maintained and features a large patio area, an expansive lawn, a garden shed and a greenhouse.

GROUND FLOOR  
548 sq.ft. (50.9 sq.m.) approx.

1ST FLOOR  
419 sq.ft. (38.9 sq.m.) approx.



TOTAL FLOOR AREA : 967 sq.ft. (89.8 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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**FULL EPC AVAILABLE UPON REQUEST**

EPC - TBC

**COUNCIL TAX BAND: B**

**LOCAL AUTHORITY: BROADLAND DISTRICT COUNCIL**

**SERVICES CONNECTED: MAINS WATER, MAIN DRAINS, MAINS ELECTRICITY, GAS CENTRAL HEATING**

## Selling your home?

If you are considering selling your home, please contact us for your no obligation free market appraisal.

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