



14 Colindeep Lane, Norwich - NR7 8EG

£400,000 Freehold

Owned and meticulously maintained by the same family since day one, this rare gem sits on an impressive 1/4-acre plot and is now ready for its next chapter. Recently renovated and redecorated, it is in turn-key condition, ready for new owners to move in and enjoy. The well-proportioned rooms include a brand-new kitchen with a walk-in pantry, a large sitting room, and an adjoining sunroom filled with natural light. The private landscaped garden offers ample space for recreation, with multiple areas for outdoor entertaining. With excellent storage, potential for a loft conversion (STPP), and a quiet yet convenient location, this is a rare opportunity to own a well-loved and carefully maintained family home.

Council Tax band: D

Tenure: Freehold

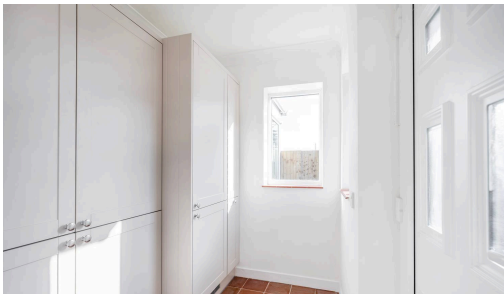
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The Location

Colindeep Lane is ideally situated in a desirable area of Norwich, offering a range of convenient amenities. Marks & Spencer Simply Food store is just around the corner, perfect for everyday shopping. Additionally, local shops such as a hairdresser, butcher and the Co-op on Cannerby Lane are nearby, providing further convenience for residents.



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Sprowston Secondary School nearby makes it a great location for families. For further shopping options, the Sprowston Retail Park is just a short drive away, offering a Tesco Superstore and Lidl. The property also offers easy access into Norwich city centre, ideal for commuting or enjoying the city's attractions. For dog owners, Mousehold Heath, with its expansive green spaces, offers a spot for walks and relaxation with their furry companions, along with well-lit roads nearby for easy strolls around the area.

Colindeep Lane

Owned by the same family since it was built, this spacious and well-maintained home is now available for the first time. Set on an impressive 1/4-acre plot, it offers generous living spaces, excellent storage, and a private landscaped garden designed for both relaxation and recreation. A long gravel driveway provides ample parking and leads to an attractive frontage, complemented by a garage and additional store for even more space.

Stepping inside, a wide entrance hallway sets the tone for the well-proportioned rooms throughout. The brand-new kitchen is a standout feature, thoughtfully designed with a Belfast sink, chrome fixtures and extensive countertop space, perfect for both everyday use and entertaining. A large walk-in pantry/utility ensures everything has its place, offering ample shelving, workspace and built-in fridge/freezer. A shower room/utility space adds further convenience, ideal for busy households.

The sitting room is exceptionally spacious, providing plenty of room for comfortable seating and larger furnishings. It flows effortlessly into an adjoining sunroom, where windows flood the space with natural light, making it a bright and airy spot to



Ground Floor
1426 sq.ft. (132.5 sq.m.) approx.



Including Garage And Storage

TOTAL FLOOR AREA : 1426 sq.ft. (132.5 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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