



40 Three Mile Lane, Norwich

£400,000 Freehold

Offers Over £400,000 Positioned on Three Mile Lane, this five-bedroom semi-detached property offers an abundance of space and versatility, all cleverly concealed behind its deceptively charming exterior. Inside, you'll find an expansive layout with generous rooms designed to suit every need, from family living to remote work. Each area has been carefully crafted to provide maximum functionality without compromising on style. While the outside may appear modest, step inside and discover a home that adapts effortlessly to modern living, with upgrades throughout to enhance both comfort and convenience. The location, with its proximity to local schools, shops, and amenities, adds even more appeal for growing families.

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The Location

Nestled in Three Mile Lane, this property enjoys an ideal tucked-away location that provides the perfect balance between quiet village and convenience. With essential amenities right at your doorstep, including the Longwater Retail



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The Location

Nestled in Three Mile Lane, this property enjoys an ideal tucked-away location that provides the perfect balance between quiet village and convenience. With essential amenities right at your doorstep, including the Longwater Retail Park housing popular retailers like Sainsbury's and M&S, your daily shopping needs are effortlessly met.

For those who require an easy commute, the property is within a 5 minute walk of a frequent bus route into the city centre alongside the A47 offering seamless access, making it a prime choice for busy professionals. Furthermore, the proximity to Norwich City provides access to a myriad of additional amenities, from dining options to cultural attractions. Families will appreciate the abundance of schools for all ages in the area, making it a superb choice for those with children, ensuring they receive the best education options within reach.

Three Mile Lane

The ground floor provides generous living space, with a 23ft lounge that effortlessly flows into the separate dining room, creating a perfect setting for family gatherings and entertaining. The modern kitchen, complete with high-quality fittings, opens into a practical utility room and WC.

For those who need extra space to work or play, there is a versatile home office/playroom, plus a converted garage that now serves as a stylish studio, offering the flexibility to be used as a home office or even a workshop. This space could also be easily converted back into a garage if preferred.

Upstairs, the property offers five well-sized bedrooms, including four spacious doubles, ensuring there is room for everyone in the family. The master bedroom benefits from its own en suite shower room, while a well-appointed family



Ground Floor
1162 sq.ft. (108.0 sq.m.) approx.

1st Floor
666 sq.ft. (61.9 sq.m.) approx.



TOTAL FLOOR AREA : 1828 sq.ft. (169.8 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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