



64 Marlpit Lane, Norwich
£240,000

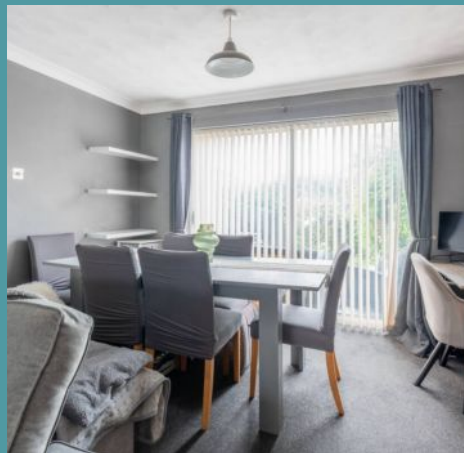
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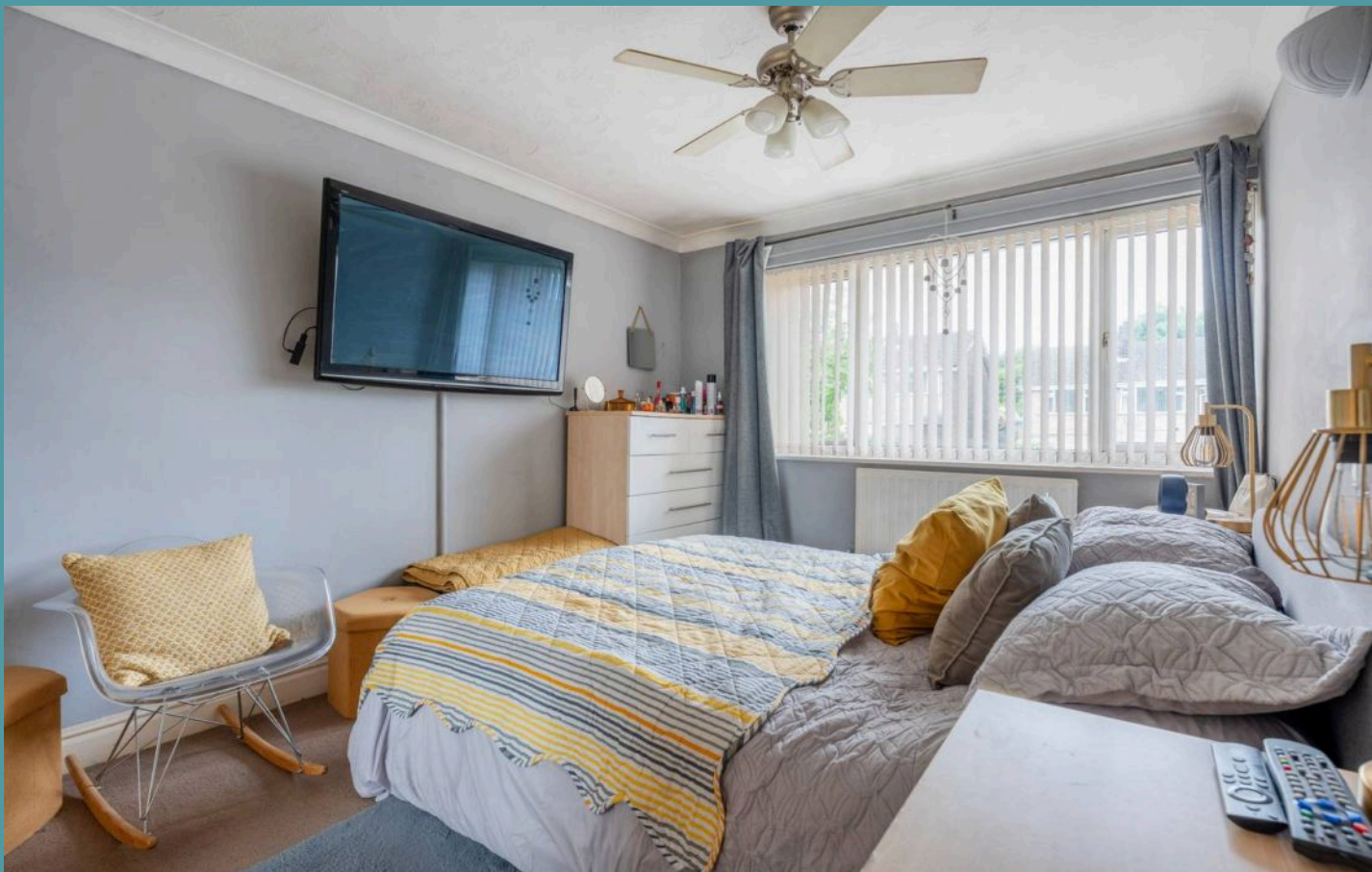
Norwich

Step onto the property ladder with style or expand your portfolio with confidence in this beautifully presented mid-terrace home, ideally located on the outskirts of New Costessey in the lively city of Norwich. Offering a bright dual-aspect sitting/dining room, a well-equipped kitchen, and three comfortable bedrooms, including one with built-in storage, this property blends everyday functionality with welcoming charm. A four-piece family bathroom, private rear garden with decking and lawn, a garage and off-road parking complete this fantastic offering, perfect for first-time buyers or investors.

Location

Marlpit Lane in New Costessey, Norwich, is a well-situated residential area offering a balance of suburban peace and urban convenience. The location benefits from proximity to a variety of local amenities, including everyday shops such as a Co-op and other retail options at nearby Longwater Retail Park, which features major stores like M&S Foodhall and B&Q. Families are well catered for with several schools in the area, including Valley Primary Academy and Norwich Primary Academy, while Ormiston Victory Academy and City Academy Norwich provide secondary education options within a short distance. Healthcare needs are met by nearby GP practices such as Wensum Valley Medical Practice and Beechcroft Surgery, along with convenient access to local pharmacies and Norwich Community Hospital. Transport links are strong, with frequent bus services connecting the area to Norwich city centre, the University of East Anglia, and the Norfolk and Norwich University Hospital. The A47 is also easily accessible, offering efficient routes for drivers. In addition, the area features green spaces





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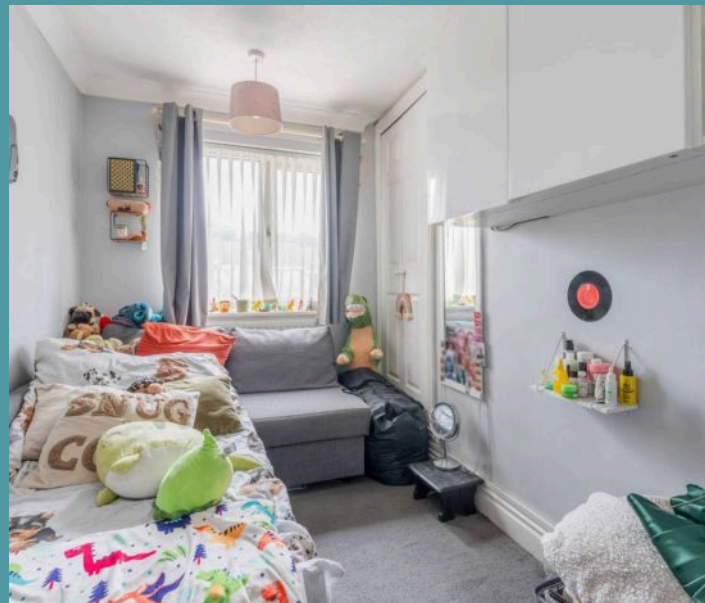
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Upon entering, you're welcomed into a spacious and inviting entrance hall that sets the tone for the rest of the home. The dual-aspect sitting/dining room is a highlight of the property, filled with natural light and offering ample space for both relaxation and entertaining. Whether you're hosting guests or enjoying quiet evenings in, this room provides a versatile and cosy atmosphere.

The kitchen is thoughtfully designed and well-appointed with a range of wall and base cabinets, integrated appliances, and dedicated spaces for a fridge/freezer and washing essentials, perfect for everyday convenience and functionality.

Upstairs, the home boasts three well-proportioned bedrooms, including a generously sized principal bedroom with built-in wardrobes for added storage. The family bathroom features a comprehensive four-piece suite, including a bath, separate shower, wash basin, and WC, offering both comfort and style.

Externally, the property continues to impress with a well-maintained and private rear garden. A decked terrace provides the ideal setting for outdoor dining and relaxation, while the remainder is laid to lawn, perfect for families, pets, or garden enthusiasts. To the front, a driveway offers convenient off-road parking, as well as an en-block garage for storage options, enhancing the overall practicality of this appealing home.

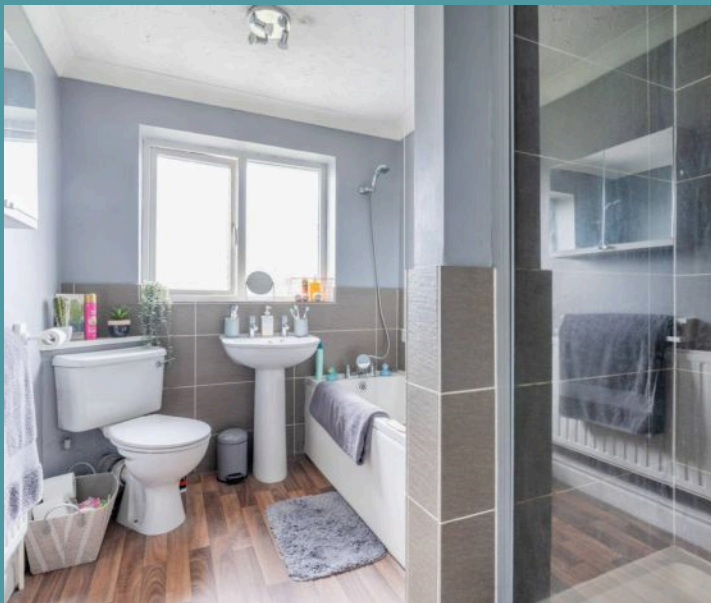




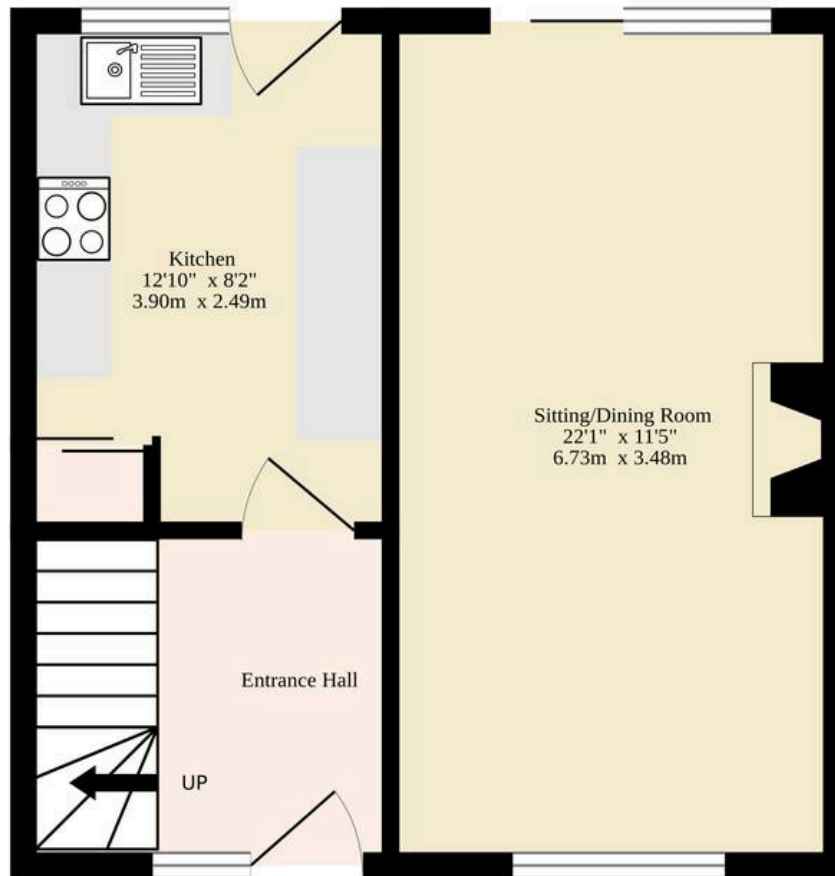
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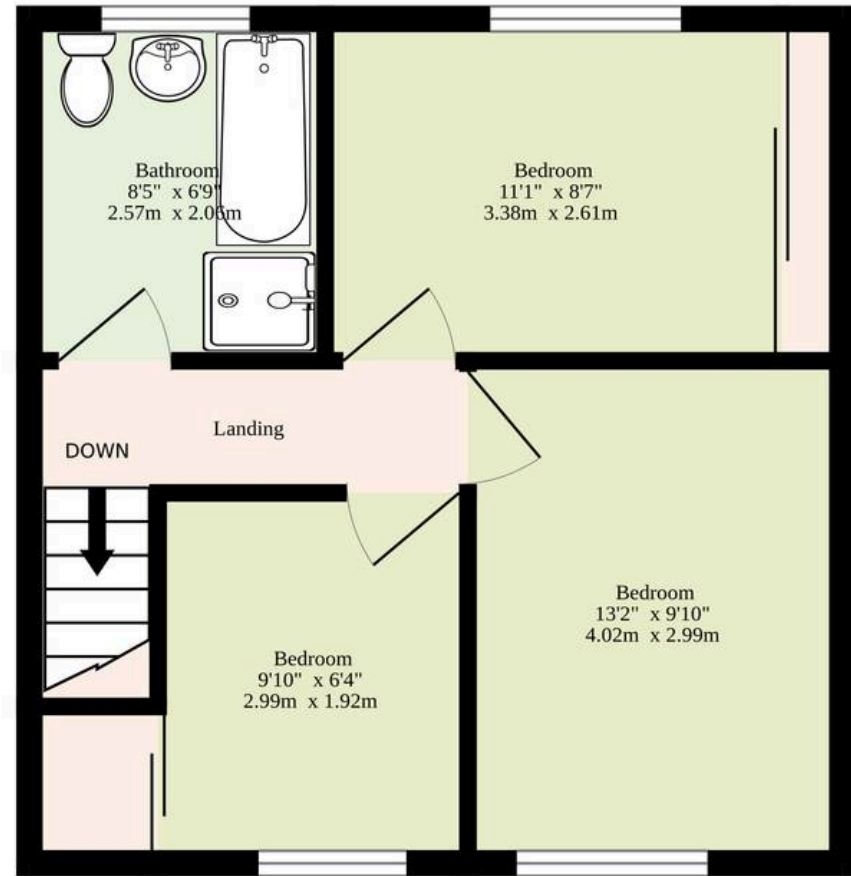
- Mid-terrace residence positioned on the outer skirts of New Costessey, in the vibrant city of Norwich
- Perfect first home or investment purchase
- Dual aspect sitting/dining room inviting relaxation and entertaining
- Kitchen fitted with wall and base cabinetry, appliances and spaces for a fridge/freezer and washing essentials
- Three bedrooms, one with built in wardrobes, and a family bathroom with a four-piece suite
- Well-maintained and private garden, with a decked terrace and a laid to lawn
- Driveway providing off-road parking and a garage
- Close to local shops, schools, healthcare facilities and transport links



Ground Floor
426 sq.ft. (39.6 sq.m.) approx.



1st Floor
310 sq.ft. (28.8 sq.m.) approx.



TOTAL FLOOR AREA : 736 sq.ft. (68.4 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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