



3 Ladys Mantle Way, Easton

Norwich



In Excess of £250,000  
Minors & Brady



## 3 Ladys Mantle Way

Easton, Norwich

This no-chain, two-bedroom home in Easton combines style and practicality, making it an ideal choice for first-time buyers or those looking to downsize. Recent investments of £10,000 have enhanced the property with high-quality finishes and beautifully landscaped garden improvements. The kitchen features sleek matte grey cabinetry paired with luxurious quartz worktops, creating a modern and functional space. Spacious bedrooms, including one with double windows, offer plenty of natural light and comfort. The extended paved patio and large rear garden provide excellent indoor-outdoor living opportunities. With off-road parking, a nine-year remaining warranty, and a convenient location, this home offers great value in a sought-after neighborhood.

- No Chain & 9 years NHBC warranty remaining
- Two generously sized double bedrooms, one with double windows
- Modern U-shaped kitchen with matte grey cabinets and quartz worktops
- Spacious sitting room and kitchen-diner with stylish herringbone-style lino flooring
- Ground-floor WC for added convenience
- Large rear garden with extended paved patio, perfect for relaxing or entertaining
- £10,000 spent on new flooring and garden improvements
- Brick weave driveway with off-road parking for two vehicles
- Classic three-piece bathroom suite
- Excellent location with easy access to Norwich, Dereham, and nearby shopping amenities



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Easton, Norwich

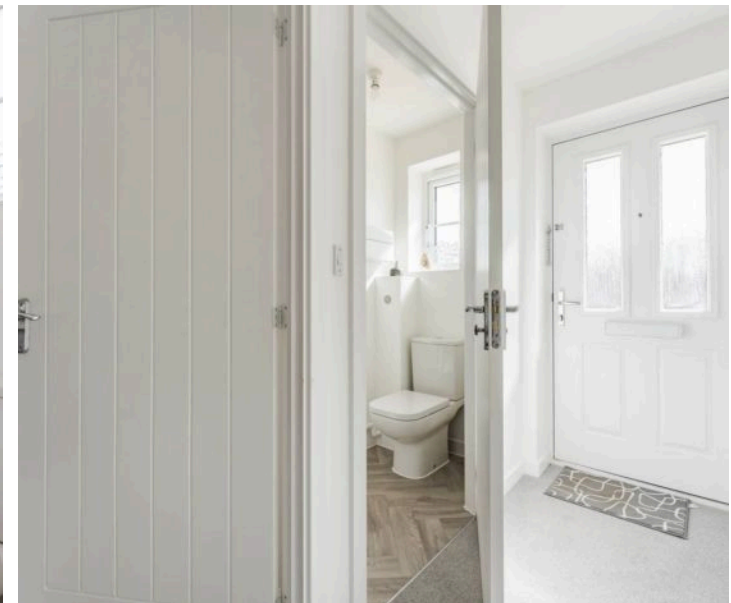
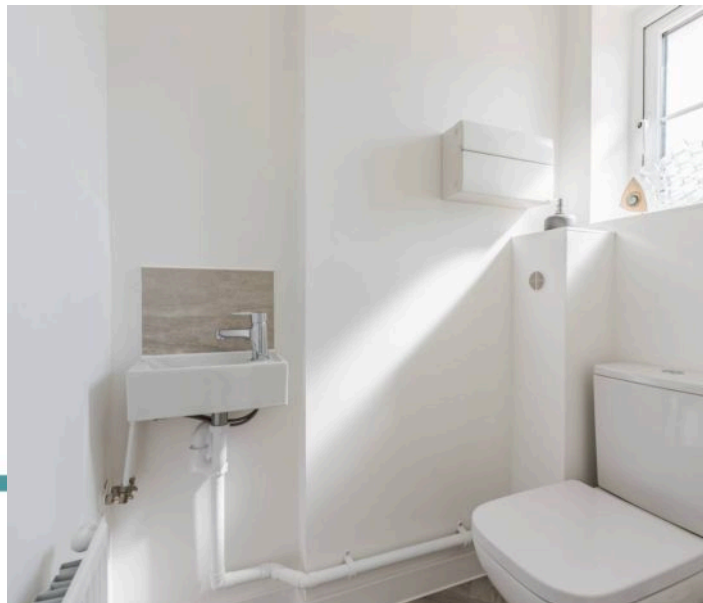
### The Location

Located in the friendly community of Easton, this home offers a peaceful lifestyle with everything you need close by. Set just off the A47, it's easy to get where you need to go, whether that's commuting to Norwich, popping into Dereham, or running errands.

Shopping is simple with Longwater Retail Park nearby, where you'll find popular stores like Sainsbury's, Aldi, Next, M&S, Costa, and The Range, covering all your everyday needs and more. For outdoor enthusiasts, Bawburgh Golf Course is just a short drive away, offering a great place to enjoy some fresh air and relaxation.

Public transport is well served too, with regular bus routes connecting Easton to Norwich city centre and surrounding areas, making it easy to get around without a car. When you want something different, Norwich city centre is just a short drive away, offering plenty of options for dining, entertainment, and culture, from markets and cafes to theatres and galleries.

This location really gives you the best of both worlds: a quiet, friendly area to come home to, with great access to shops, services, transport, and the city. It's a place where everyday life feels easy and connected.



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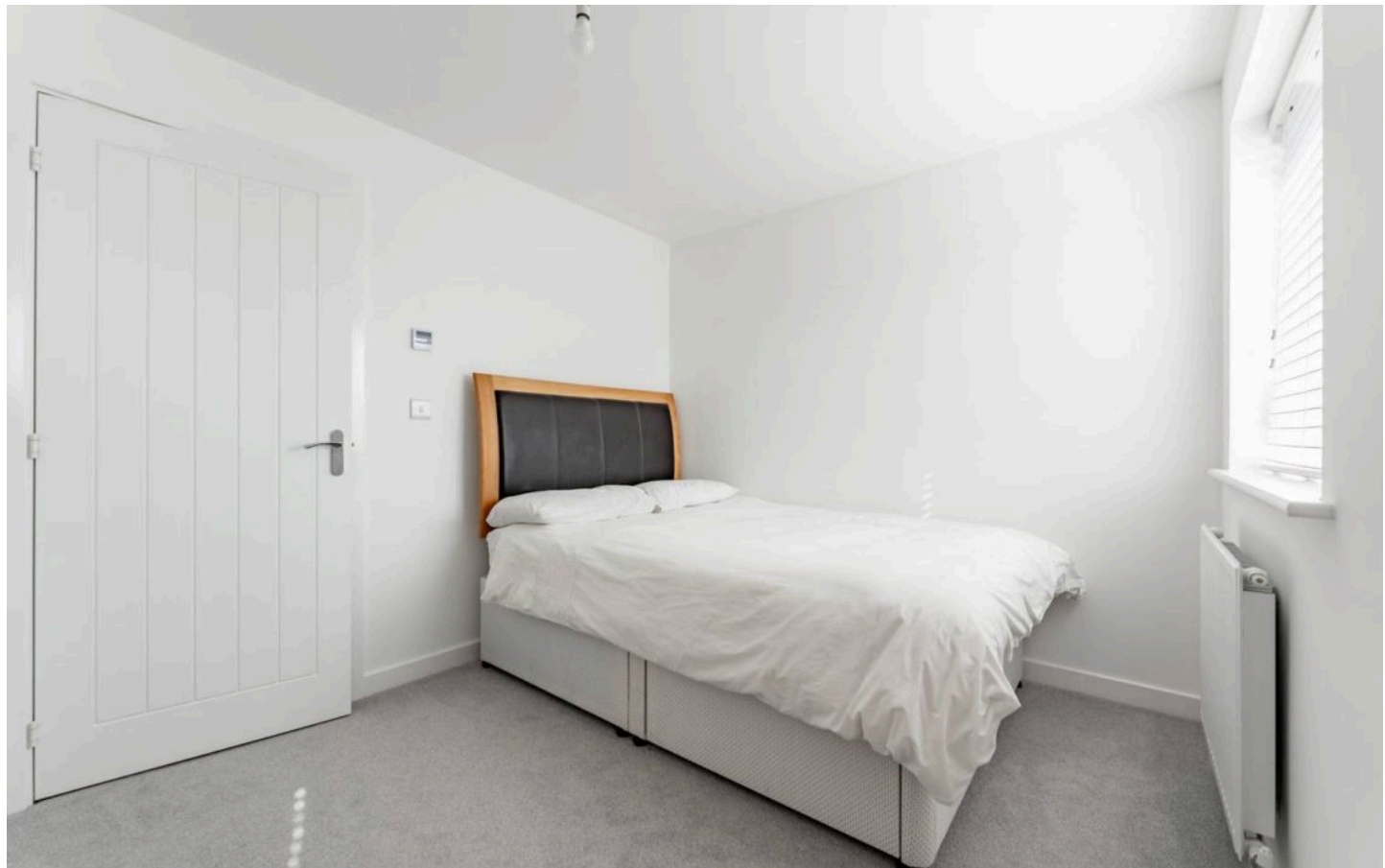
### Ladys Mantle Way, Easton

Set in the peaceful neighborhood of Easton, this two-bedroom home offers the perfect blend of comfort and style—ideal for couples or those looking to downsize. Approached via a brick weave driveway with two off-road parking spaces, the property welcomes you into a spacious entrance hall with a convenient ground-floor WC.

The heart of the home is the inviting sitting room and kitchen-diner, featuring stylish herringbone-style lino flooring throughout. A handy ground-floor cupboard in the sitting room is perfect for housing your Hoover and other essentials. The U-shaped kitchen is finished in a sleek matte grey with luxurious quartz worktops, providing ample space for cooking and entertaining.

Patio doors from the kitchen open out onto an extended paved patio, connecting indoor and outdoor living spaces.

Upstairs, you'll find two generously sized double bedrooms, one of which boasts charming double windows that flood the room with natural light. One bedroom also benefits from an over-the-stairs cupboard, ideal for storing bedding and towels. The classic three-piece bathroom suite offers a timeless feel, while a handy storage area completes the first floor.



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Externally, the rear garden is spacious and beautifully maintained, combining a large lawn with the patio area —perfect for relaxing or hosting guests.

Additional recent enhancements include £10,000 spent on garden improvements and new flooring, ensuring a fresh and modern finish throughout. The property is offered with no chain, is turnkey ready, and benefits from nine years remaining on its warranty.

This home represents an excellent opportunity for first-time buyers or those seeking a comfortable, low-maintenance setting in a sought-after location.

#### Agents Note

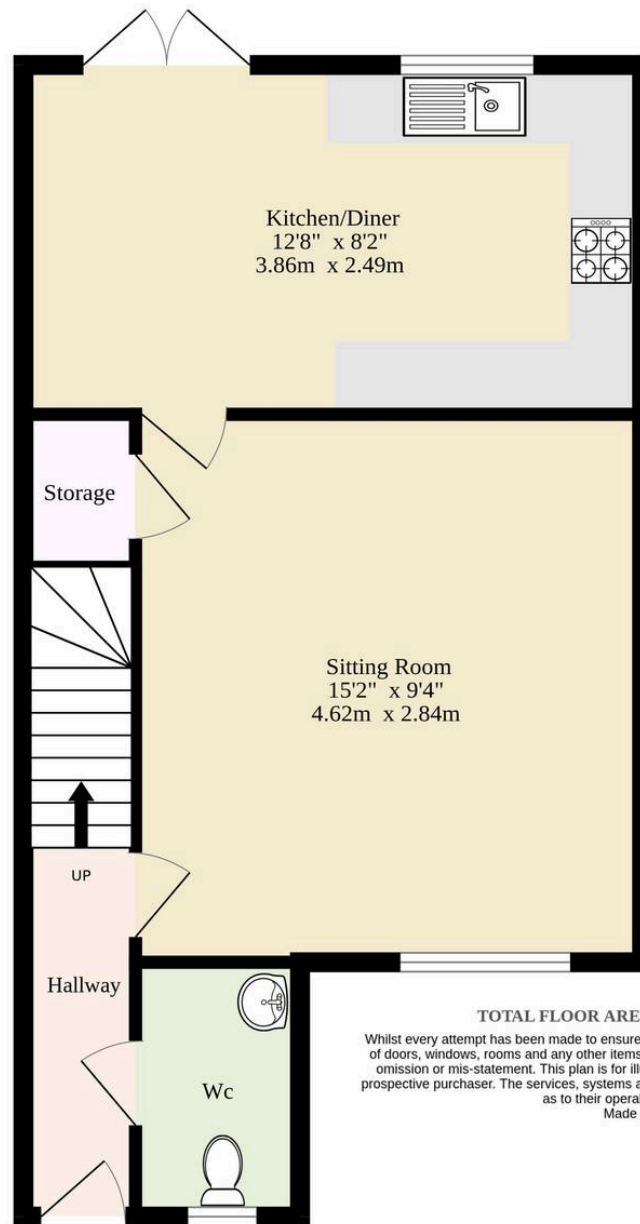
Sold Freehold

Connected to all mains services.

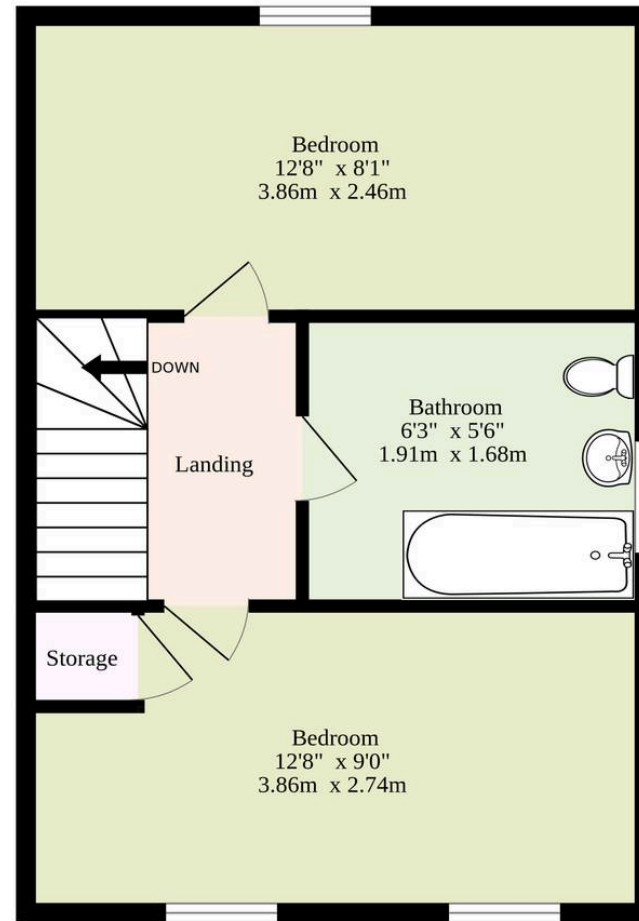


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Ground Floor  
292 sq.ft. (27.1 sq.m.) approx.



1st Floor  
297 sq.ft. (27.6 sq.m.) approx.



TOTAL FLOOR AREA : 589 sq.ft. (54.7 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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