



10 Olive Avenue, Newton Flotman  
Norwich



Minors & Brady



# 10 Olive Avenue

Sometimes the best homes are those that blend flexibility with charm, and this four-bedroom home in Newton Flotman does exactly that. Set within a generous plot, the property offers a versatile layout ideal for modern family living and multi-generational arrangements. A welcoming entrance hall leads to a bright sitting room and a large shaker-style kitchen diner, complete with a breakfast bar and French doors that create a seamless flow to the garden. The ground floor also benefits from a flexible bedroom/reception room with a nearby shower room, offering independence for guests or relatives. Upstairs, three well-sized bedrooms include a master with ensuite shower, complemented by a contemporary family bathroom. Externally, the home enjoys ample parking to the front and a spacious rear garden with an ascending lawn and terraced area—perfect for children, pets, and outdoor entertaining. With its mix of practicality, space, and countryside village setting, this property makes a truly versatile family home.

- Spacious four-bedroom family home in the desirable village of Newton Flotman
- Flexible ground-floor bedroom/reception room with nearby shower room – ideal for multi-generational living
- Bright entrance hall leading to a comfortable sitting room
- Large shaker-style kitchen diner with breakfast bar and dining area
- French doors throughout, creating seamless indoor-outdoor flow
- Separate utility room providing additional storage and functionality
- Master bedroom with ensuite shower room
- Modern family bathroom serving the remaining bedrooms
- Generous plot with gravelled frontage offering ample off-road parking
- Large rear garden with ascending lawn and terraced area – perfect for children, pets, and entertaining







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Newton Flotman, Norwich

## The Location

Newton Flotman is a charming rural village located in South Norfolk, offering a peaceful countryside setting with convenient access to nearby towns and the city of Norwich. The village sits just off the A140, providing direct links to Long Stratton, approximately 4 miles to the south, where you'll find a variety of shops, a leisure centre, healthcare services, and a secondary school. To the north-east, the larger village of Poringland is around 3.5 miles away, offering supermarkets, cafés, pharmacies, and a wider selection of local amenities. The vibrant city of Norwich lies just 7 miles to the north, providing comprehensive retail, entertainment, and cultural options, along with Norwich Train Station, which offers direct services to London Liverpool Street in as little as 90 minutes.

For families, Newton Flotman Church of England Primary Academy is located within the village itself, while secondary education options are easily accessible in Long Stratton and nearby Norwich. Healthcare needs are served by a local GP surgery in the village, with additional practices and pharmacies in surrounding areas. Daily essentials can be picked up at a nearby village shop and post office, with larger supermarkets found in Poringland and Long Stratton. Public transport is well supported, with regular bus routes along the A140 linking Newton Flotman to Norwich and Diss.

With its blend of rural charm, strong transport links, and close proximity to essential services, Newton Flotman offers a highly convenient and desirable setting in the Norfolk countryside.

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Newton Flotman, Norwich

## Olive Avenue, Newton Flotman

Welcome to this impressive four-bedroom family home, offering generous living space and versatile accommodation, perfect for modern lifestyles and multi-generational living. Set on a fantastic plot with both front and rear gardens, this property combines charm, practicality, and space for the whole family to enjoy.

On entering, you are welcomed by a bright entrance hall that leads through to a comfortable sitting room, ideal for relaxation and entertaining. The heart of the home is the large kitchen diner, featuring a classic shaker-style design with a breakfast bar and dining area. This open and social space is filled with natural light and enjoys an easy flow to the outdoors, thanks to multiple French doors, making family life and entertaining effortless.

A separate utility room adds further convenience.

The ground floor also offers a flexible bedroom/reception room located close to a stylish shower room, making it an ideal setup for guests, older relatives, or independent living arrangements. Upstairs, you will find three well-proportioned bedrooms, including a master suite with its own ensuite shower room, alongside a modern family bathroom serving the remaining bedrooms.



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Externally, the home sits on a generous plot with a gravelled frontage providing ample parking. To the rear, the garden with a spacious lawn ascending upwards, complemented by a terraced area—perfect for outdoor dining, children’s play, or pets to roam freely.

This outdoor space provides a safe and enjoyable environment for all the family.

Overall, this property is a wonderful family home, thoughtfully designed with plenty of living options, abundant natural light, and an easy connection between indoor and outdoor living.

## Agents Note

Sold Freehold

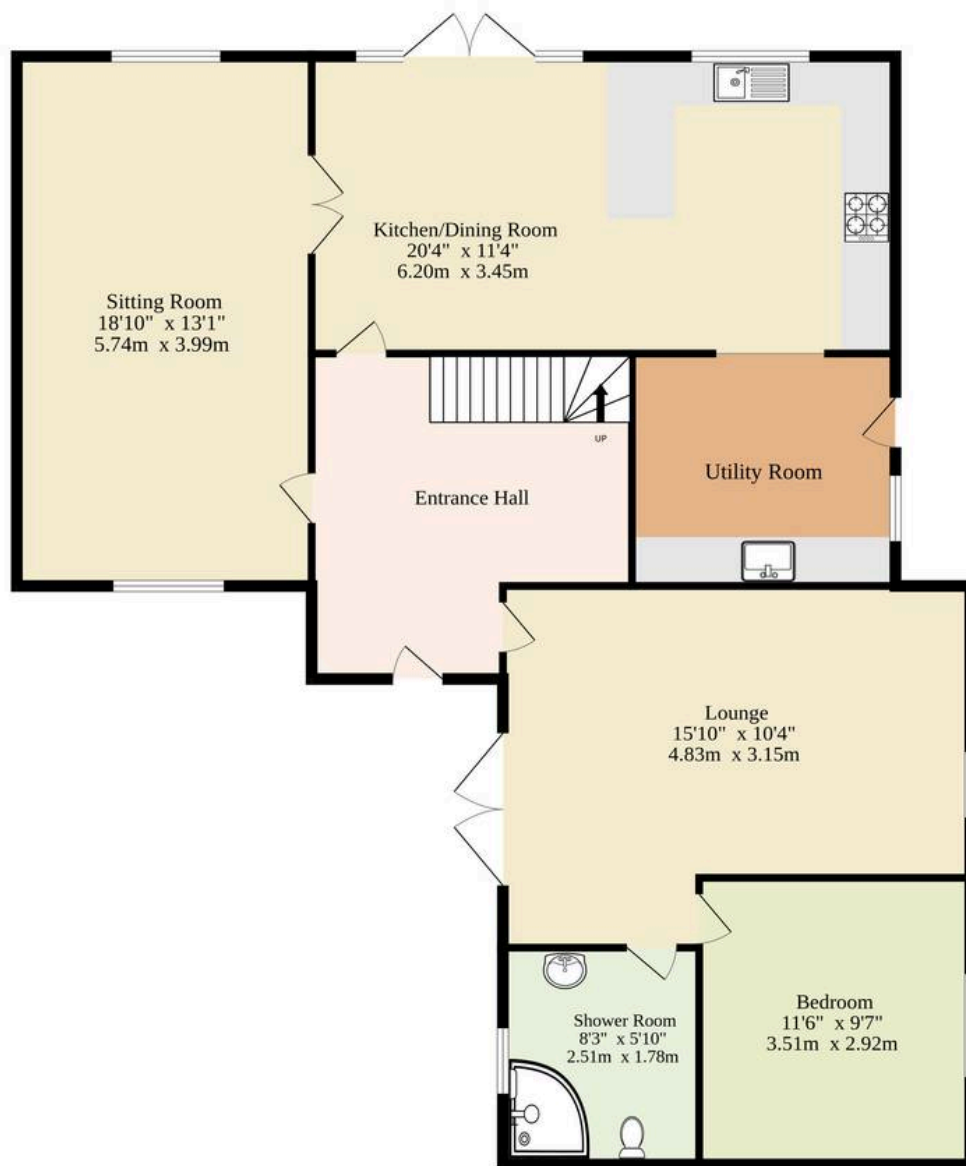
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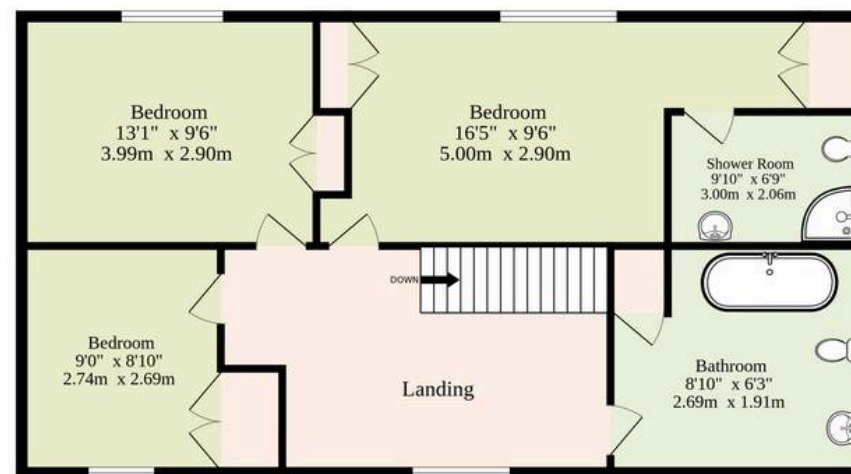
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**Ground Floor**  
982 sq.ft. (91.2 sq.m.) approx.



**1st Floor**  
497 sq.ft. (46.2 sq.m.) approx.



**TOTAL FLOOR AREA : 1479 sq.ft. (137.4 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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Meet *Rosie*  
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Meet *Tristan*  
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