



48 Sandy Lane, Norwich

Norwich



Minors & Brady

Step into a home that perfectly balances comfort, space, and potential on a generous corner plot in south Norwich. Bright and inviting, the living areas are filled with natural light, creating a warm environment for both family life and entertaining friends. The kitchen/breakfast room is a hub of the home, ideal for relaxed mornings or casual meals. Upstairs, the bedrooms are spacious and versatile, offering flexibility for a growing family or home office needs. Outside, the private garden and patio provide a wonderful space to unwind, while the large garden house adds flexible space for hobbies, a home office, or summer gatherings. A wide driveway offers rare convenience with ample off-road parking, and the side garden hints at future opportunities to expand if desired. Every detail, from double glazing to contemporary finishes, contributes to a home that is ready to enjoy from day one.

- Enjoy extra space, privacy, and excellent kerb appeal in a highly sought-after south Norwich location
- A spacious sitting/dining room flooded with natural light, perfect for relaxing or entertaining
- Stylish and practical kitchen/breakfast room, ideal for casual family meals or morning coffee routines
- Three well-proportioned bedrooms ready to adapt to your family, guests, or home office needs
- Contemporary shower room and separate WC, designed for convenience and ease in a busy household
- Off-road driveway space for several vehicles, a rare bonus in today's market
- Private rear garden and patio, a perfect outdoor escape for al fresco dining, gardening, or simply unwinding
- Large power-connected garden house, offering flexible space for hobbies, a home office, or summer entertaining
- Additional outbuilding with WC, adding extra utility

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The Location

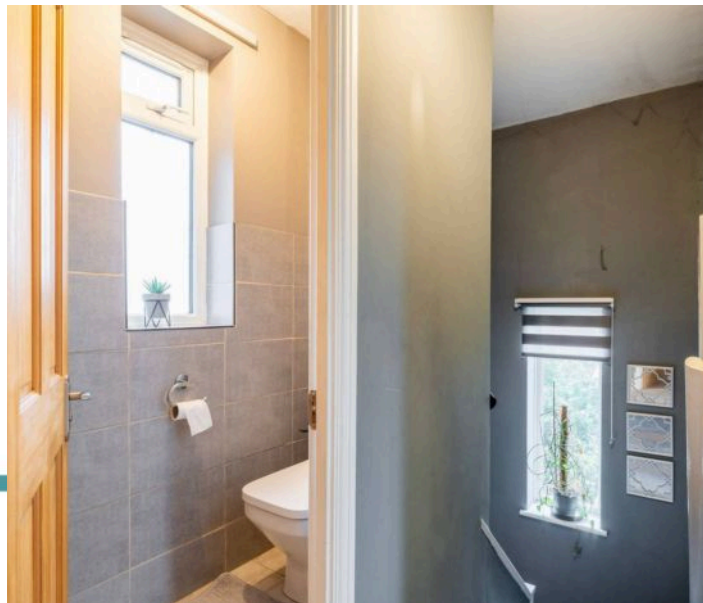
Positioned in Old Lakenham, Sandy Lane benefits from a location that mixes residential calm with genuinely practical access to amenities. For everyday essentials, the Harford Bridge / Hall Road retail area is close by and provides a wide range of useful amenities.

There's a large Tesco superstore within easy reach, along with an Asda a short drive away, meaning residents have multiple supermarket options without needing to head into the city centre. The recently opened IKEA at Hall Road Retail Park adds a significant convenience for furniture, homeware and general household shopping, alongside a number of other major retailers in the same area.

Leisure and entertainment are also well covered. The Riverside complex is not far away, offering dining, shops, a cinema, gyms and general entertainment options. Norwich Train Station sits on the edge of that same district, giving straightforward rail access for commuting or travelling further afield. The city centre itself is only a short drive from Sandy Lane, so reaching the Lanes, the market, restaurants, bars, cultural venues and historic streets is quick and easy.

Travel connections are another positive: the nearby A47 gives a simple route across Norfolk and links onto wider trunk roads, while being on the south side of Norwich makes getting in and out of the city less stressful than from some of the busier northern districts.

Overall, Sandy Lane sits in an area that combines community feel with a surprising amount of convenience, practical retail options, strong travel links, close access to the city, and plenty of leisure opportunities, all without sacrificing the quieter, residential atmosphere Old Lakenham is known for.



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Sandy Lane, Norwich

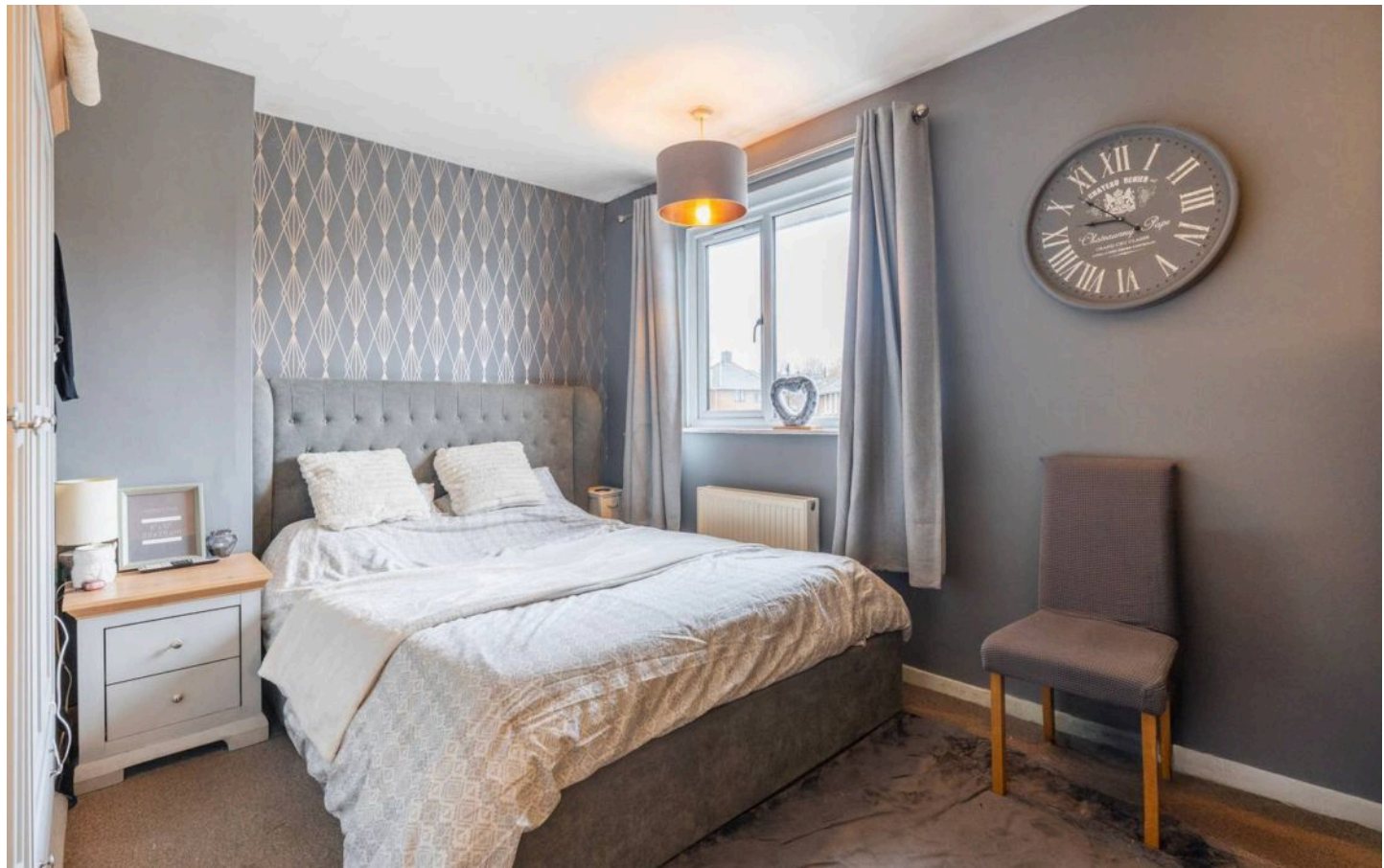
This well-kept three-bedroom semi-detached home sits on an impressive corner plot to the south of Norwich, offering both plenty of outdoor space and strong potential for future extension (subject to planning permission).

The position of the plot gives the property a sense of openness, and the generous frontage provides excellent kerb appeal.

Inside, the ground floor opens with a welcoming entrance hall that leads through to a bright and spacious sitting/dining room. Large windows allow light to pour in throughout the day, creating a warm and comfortable space for everyday living and entertaining. The kitchen/breakfast room is modern and practical, offering good storage, worktop space, and room for a dining area, ideal for casual meals or family mornings.

Upstairs, the home continues to feel well proportioned. There are three good-sized bedrooms, each with the versatility to suit a range of needs including children's rooms, guest space, or a home office.

The first-floor shower room has been updated in a contemporary style and is complemented by a separate WC off the landing, adding convenience for a busy household.



48 Sandy Lane

Outside, the property really comes into its own. The driveway provides generous off-road parking for several vehicles—an increasingly rare advantage. The rear garden is mainly laid to lawn, with a patio area perfect for outdoor dining or enjoying the sunshine.

A large, power-connected garden house offers excellent bonus space, whether for hobbies, a home office, or simply storage. There is also an additional outbuilding providing a useful utility area and an extra WC.

The substantial side garden adds even more versatility, giving buyers the opportunity to enjoy the space as it is or explore the possibility of extending the home in the future (STPP). With double glazing, gas central heating, and a neat, ready-to-move-into finish throughout, this property combines comfort, practicality, and room to grow, making it an appealing choice for a wide range of buyers.

Agents Note

Sold Freehold

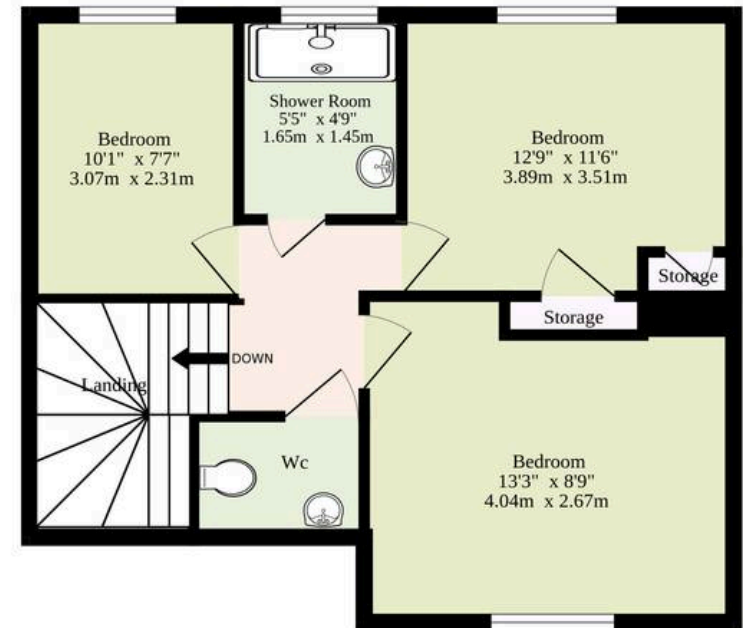
Connected to all mains services.



Ground Floor
603 sq.ft. (56.0 sq.m.) approx.



1st Floor
411 sq.ft. (38.2 sq.m.) approx.



Including External Buildings

TOTAL FLOOR AREA : 1014 sq.ft. (94.2 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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Minors & Brady

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