



84 Gunton Lane, Norwich  
Norwich



Minors & Brady



## 84 Gunton Lane

This beautifully presented terraced home on Gunton Lane combines practicality with a bright, welcoming atmosphere. The entrance hall, complete with a stylish WC, offers clever storage and a touch of personality with its olive-green panelling and monochrome fixtures. A spacious open-plan dining area flows seamlessly into the sitting room, which is filled with natural light from sliding doors and side glazing. The modern kitchen is practical and well-equipped, with ample work surfaces and storage to meet everyday needs. Upstairs, three generous bedrooms, including a main with built-in storage are complemented by a contemporary bathroom with a rainfall shower. Outside, the garden is immaculate, offering decking, a lawn, and a patio, all designed for low-maintenance enjoyment. With an en-bloc garage and a location that combines village charm with easy access to Norwich, this home is stylish, functional, and ready to move into.

- Well-presented throughout with modern décor and attention to detail
- En-bloc garage providing convenient parking and extra storage
- Entrance hall with WC, stylish olive-green panelling, monochrome fixtures, and practical shoe storage
- Open-plan dining and sitting area, spacious and ideal for family living or entertaining
- Sitting room with sliding doors and side glazing, filling the space with natural light
- Modern kitchen with ample work surfaces and generous storage
- Three good-sized bedrooms, including the main with built-in storage
- Contemporary bathroom featuring a bath and overhead rainfall shower
- Immaculate garden with decking, lawn, and patio pathway to the rear gate; easy to maintain
- Prime location combining village charm with easy access to Norwich, local amenities, the A47, and regular bus routes







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# 84 Gunton Lane

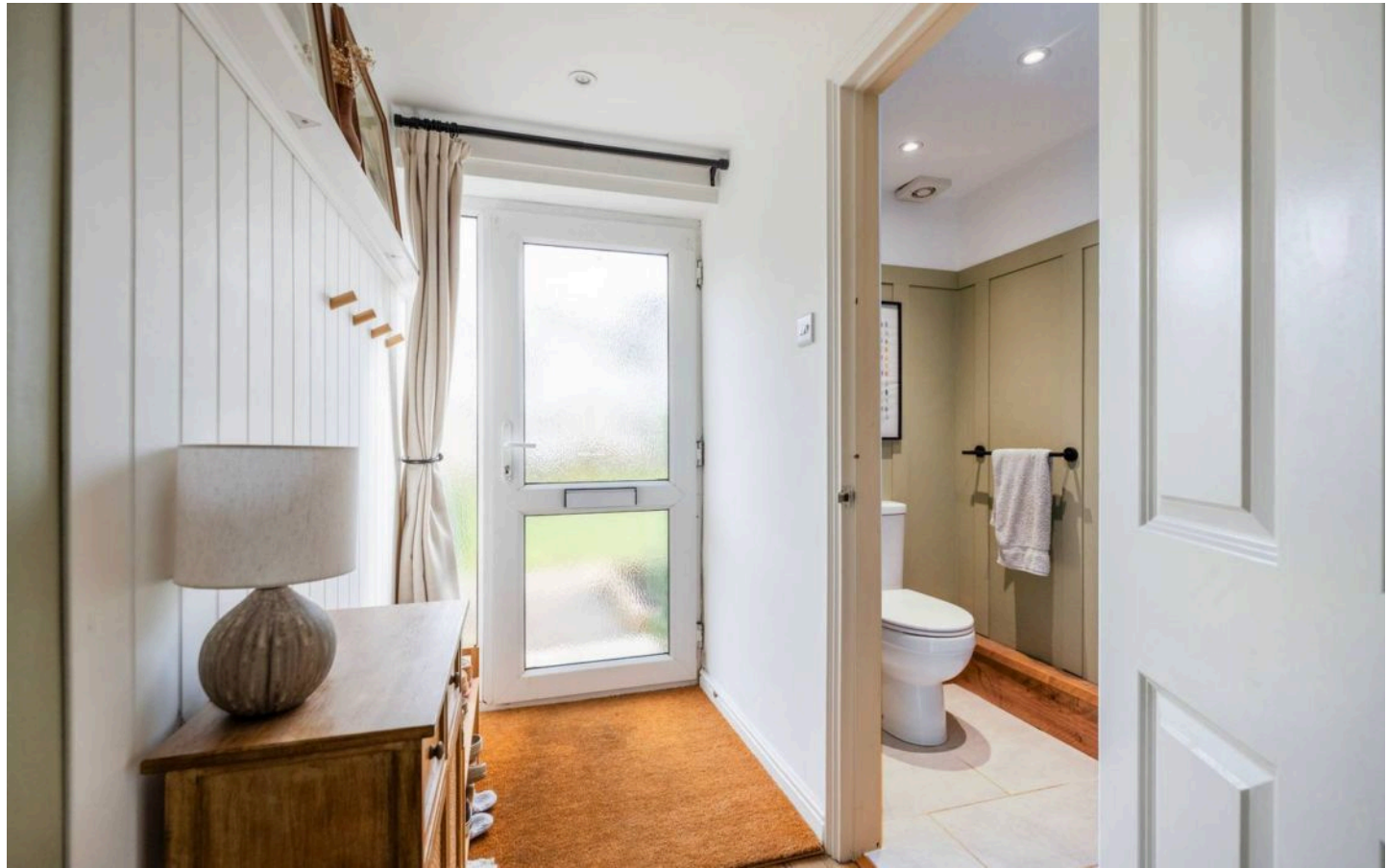
## The Location

Situated on Gunton Lane in the charming village of Costessey, this location offers the perfect balance of tranquil countryside living with easy access to city amenities. Norwich is just a short drive or bike ride away, with the A47 nearby for swift travel across Norfolk, and frequent bus services providing a direct and convenient route into the city centre and to the train station.

For those who love the outdoors, the area is ideal. The nearby Marriotts Way offers a scenic route for walking, cycling, and running, stretching from Aylsham into central Norwich. Families and residents can enjoy the village's welcoming community, with several cafés, three traditional pubs, and active churches all within walking distance. Daily necessities are well-covered by local shops, a garage, pharmacy, and nearby healthcare services.

Shopping and convenience are also within easy reach thanks to the Longwater Business Park, where you'll find Sainsbury's, M&S, Boots, Starbucks, The Range, and Pizza Hut. Food enthusiasts will appreciate Norfolk Foodhall, offering a selection of high-quality fresh and artisanal produce.

Families will find excellent schooling options nearby, including St Augustine's Catholic Primary (linked to Notre Dame High School), Ormiston Victory Academy, and Taverham Langley. For leisure, the area boasts beautiful parks, rivers, woodlands, garden centres, and fishing lakes, making it a haven for both adults and children alike.



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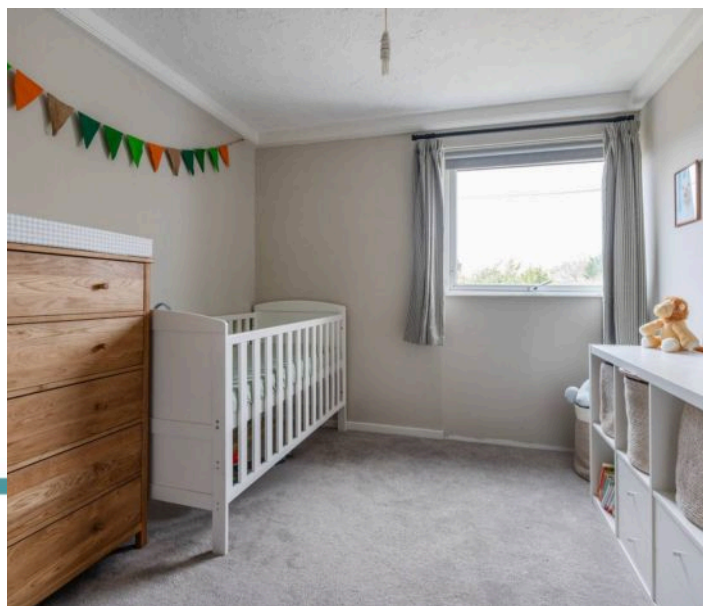
### Gunton Lane, Norwich

This beautifully maintained terraced home on Gunton Lane offers a well-considered layout that's both functional and welcoming. Well-presented throughout, it benefits from an en-bloc garage and an inviting entrance hall with a WC. The hallway has been stylishly panelled in a calming olive green, complemented by monochrome fixtures including a modern tap. The space has also been cleverly utilised for shoe storage, making it both practical and welcoming.

Off the hallway, the open-plan dining area flows seamlessly into the sitting room, which is accessed through a large opening. The sitting room is a particularly bright and airy space, thanks to sliding doors with glazing either side, creating a warm and inviting environment that's perfect for relaxing or entertaining.

The modern kitchen, accessed from the dining area, is practical and well-equipped, offering plenty of workspace and generous storage solutions. Its layout ensures everyday tasks are convenient while still providing a stylish feel.

Upstairs, the property features three good-sized bedrooms, including the main with built-in storage, alongside two further bedrooms suitable for family, guests, or home office use. The main bathroom is thoughtfully designed with a bath and an overhead rainfall shower, combining functionality with a touch of luxury.





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Outside, the garden has been immaculately cared for and offers an excellent balance of space and low maintenance. There is a decking area perfect for stepping out onto, a well-kept lawn, and a patio with a pathway leading to the rear gate. The garden is private, practical, and ideal for enjoying outdoor time without requiring extensive upkeep.

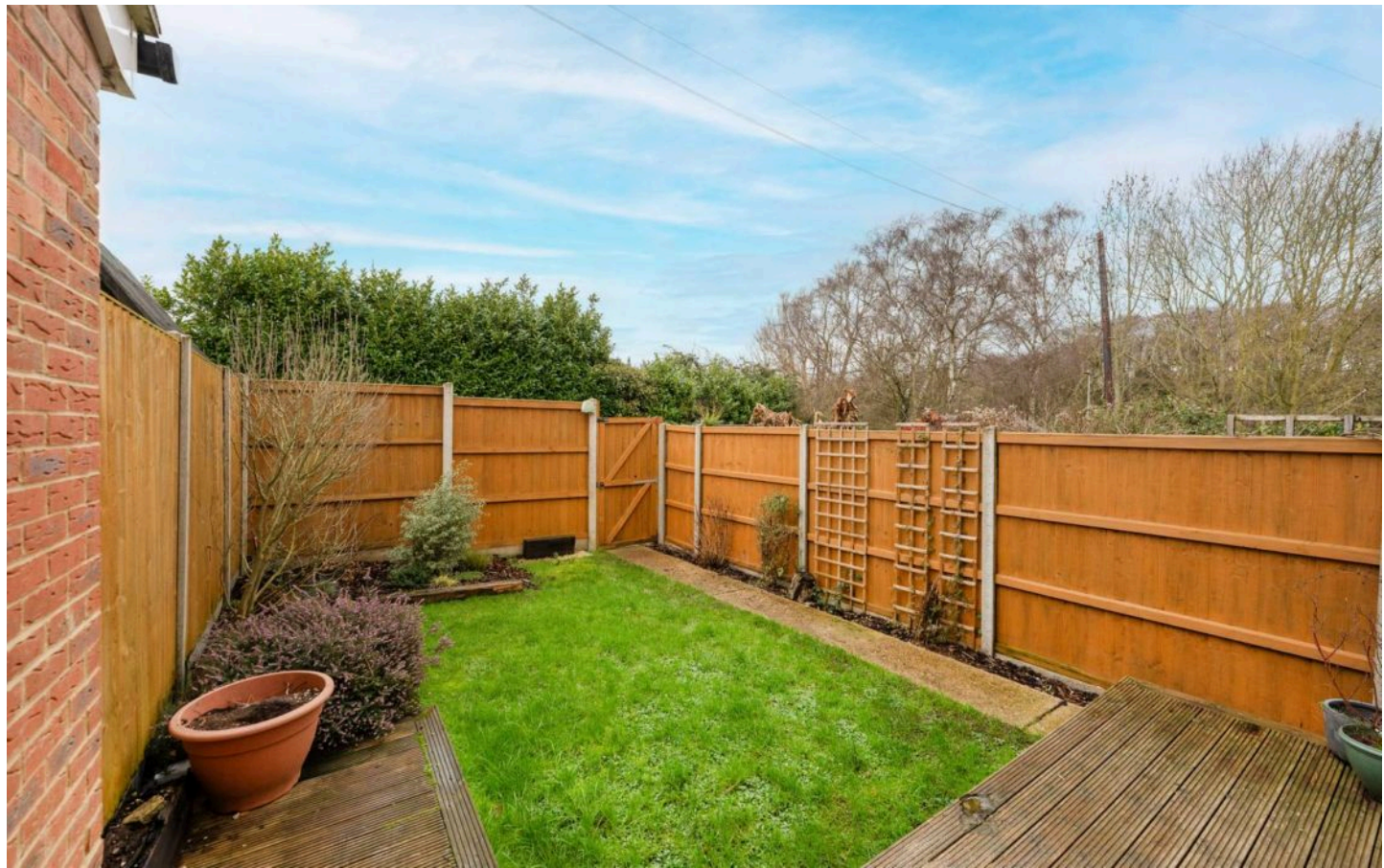
This home is an excellent choice for anyone looking for a comfortable and stylish family residence in a convenient village location, close to local amenities and with good access to Norwich and surrounding areas.

### Agents Note

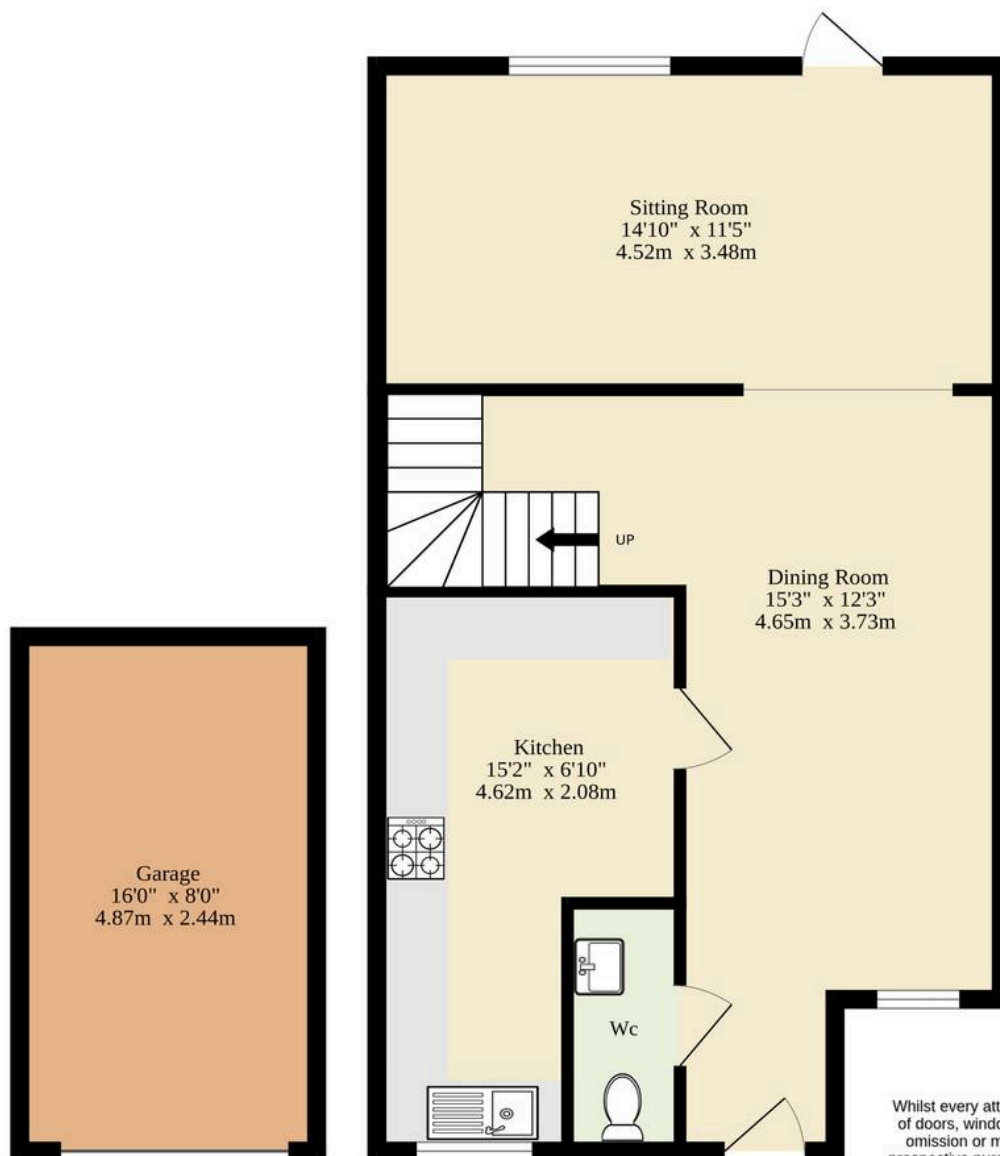
This property will be sold freehold.

Connected to mains water, electricity, gas and drainage.

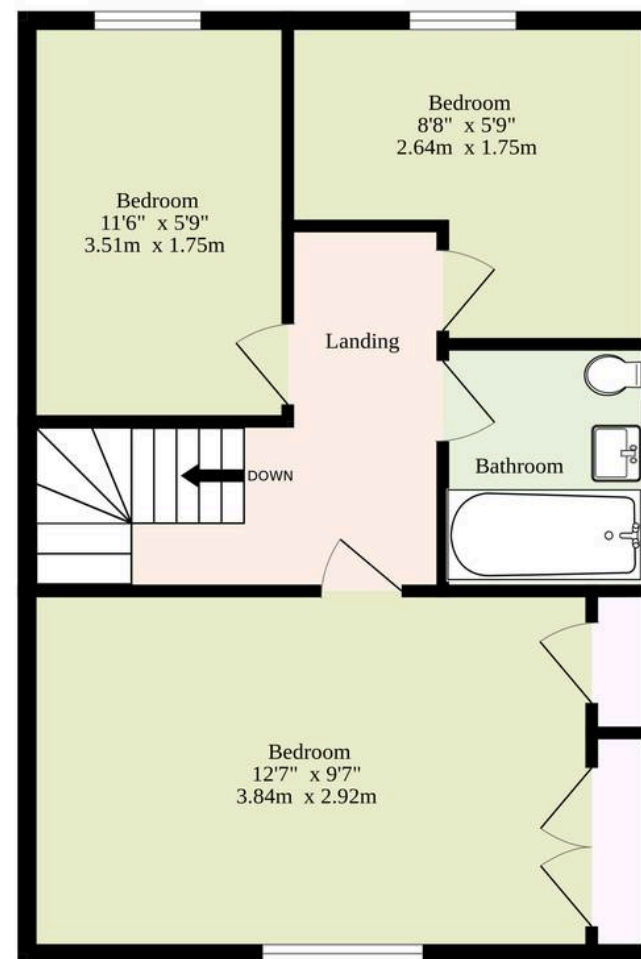
This property does not have entitlement to on or off street parking. We encourage viewers to do their own due diligence in regards to parking arrangements before offering.



Ground Floor  
636 sq.ft. (59.1 sq.m.) approx.



1st Floor  
314 sq.ft. (29.2 sq.m.) approx.



Including Garage

**TOTAL FLOOR AREA : 950 sq.ft. (88.3 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 *Tristan*  
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# Minors & Brady

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