



7 Elm Grove Lane, Norwich

Norwich



Minors & Brady

This three-bedroom Norwich home is a true labour of love, bursting with colour, character, and thoughtful design at every turn. Over the last 6.5 years, the current owner has embraced every inch of the property, extending the kitchen and transforming the layout to make everyday life effortless and enjoyable. The heart of the home is the bright, spacious Wren kitchen, complete with Bosch appliances and a boiling water tap, perfect for family meals or entertaining friends. Original spaces have been cleverly repurposed, with the old kitchen now a practical utility and downstairs bathroom, while every room reflects a mix of texture, style, and personality. Upstairs, the bedrooms are generous and comfortable, complemented by a beautifully renovated family bathroom and a fully boarded, insulated loft for storage or future possibilities. Outside, the landscaped, low-maintenance garden, with its unique pie-shaped layout, offers privacy and charm, creating a perfect outdoor retreat. This home is more than just a house; it's a vibrant, welcoming space that has been lovingly cared for and is ready for its next chapter.

- Fully renovated three-bedroom home in Norwich, bursting with colour and character throughout
- Stunning 4m x 3m rear kitchen extension, creating a bright and spacious heart of the home
- Cleverly converted old kitchen into a utility area with adjoining downstairs shower room
- Modern Wren kitchen with Bosch appliances, boiling water tap, and water softener.=
- Real wood flooring and USB-enabled plug sockets throughout for modern living
- Entrance hall with striking patterned walls and flooring, full of personality and texture
- Three generously sized bedrooms and stylish main family bathroom, all recently updated



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7 Elm Grove Lane

The Location

Elm Grove Lane, Norwich, is located in a well-established and highly regarded residential area that perfectly balances peaceful living with convenient access to the city's amenities. Tucked away in a quiet, secluded corner, the property enjoys an added sense of privacy while still being ideally placed for easy access into the heart of Norwich.

This desirable location benefits from excellent transport links, with reliable bus routes and train connections nearby, making travel around the city or commuting further afield both simple and efficient. Families will appreciate the good selection of local schools, all within easy reach, along with parks and green spaces that offer opportunities for outdoor recreation and relaxation.

A particular highlight of the area is its close proximity to Waterloo Park, one of Norwich's most beautiful and historic parks. With its expansive lawns, tennis courts, and community café, it provides the perfect spot for leisurely walks, picnics, and family outings just moments from your doorstep.

In addition, local shops, cafes, and supermarkets are all within walking distance, ensuring everyday essentials and conveniences are easily accessible. The community feel, coupled with its practical location and abundance of nearby amenities, makes Elm Grove Lane an ideal setting for families, professionals, or anyone seeking a comfortable and connected lifestyle in one of Norwich's most established neighbourhoods.



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Elm Grove Lane, Norwich

This beautifully presented three-bedroom home in Norwich has been lovingly cared for and fully renovated by its current owner, who has embraced every corner of the property over the last 6.5 years. Extending to the rear, the home now boasts a stunning 4m x 3m kitchen, creating a bright, spacious heart of the home.

The previous kitchen has been cleverly converted into a utility area and a downstairs bathroom, making excellent use of the space. Over the last four years, the property has seen a series of thoughtful improvements, including new bathrooms, a modern boiler, and a fully boarded and insulated loft, ready for storage or potential future conversion.

Stepping inside, the entrance hall immediately impresses with its beautiful patterned walls and flooring, setting the tone for the eclectic textures and character that flow throughout the home. To the front, a charming dining room with a bay window offers a welcoming space for meals or entertaining, while the sitting room features a generous opening into the kitchen, creating a seamless and sociable living area.

The kitchen is a true highlight, fitted with a sleek Wren design and top-quality Bosch appliances, including a boiling water tap for convenience. The adjoining utility room includes a shower room, providing practicality alongside style. Additional thoughtful touches include a water softener, real wood flooring, and USB-enabled plug sockets throughout, combining functionality with modern living.



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Upstairs, three well-proportioned bedrooms are complemented by a stylish main family bathroom. The loft is fully insulated and boarded, with a drop-down ladder for easy access, offering plenty of storage or potential for future expansion. Outside, the property enjoys a landscaped, low-maintenance garden, perfect for relaxing or entertaining, with the added benefit of a 'pie-shaped' layout that provides extra space and privacy at the rear.

This home is a rare find – a property full of colour, character, and clever renovations, ready for its next chapter.

Agents Note

This property will be sold freehold.

Connected to mains water, electricity, gas and drainage.

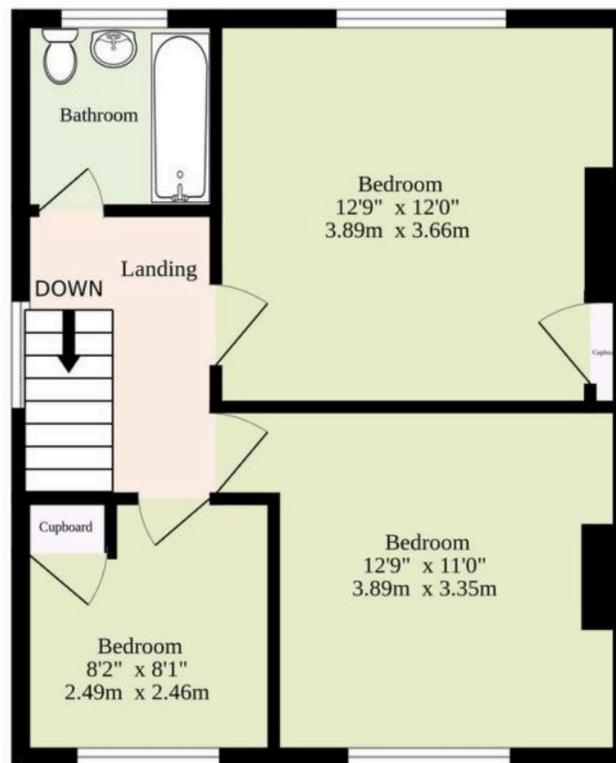


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Ground Floor
561 sq.ft. (52.1 sq.m.) approx.



1st Floor
445 sq.ft. (41.3 sq.m.) approx.



TOTAL FLOOR AREA : 1006 sq.ft. (93.5 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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Dreaming of this home? Let's make it a *reality*



Meet *Liam*
Branch Manager



Meet *Rosie*
Senior Sales Progressor



Meet *Tristan*
Senior Property Valuer

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