



51 Three Mile Lane, Norwich
Norwich



Minors & Brady

51 Three Mile Lane

Norwich

Set along a quiet residential street in New Costessey, this recently renovated detached chalet bungalow offers a home that feels effortlessly welcoming and versatile. The interior flows naturally from the spacious living areas to the kitchen with its breakfast bar, while the rear reception and conservatory open onto a private garden designed for both relaxing and entertaining. Four bedrooms and thoughtfully arranged bathrooms provide comfort and privacy, while flexible spaces allow the home to adapt to your daily routines, whether that's family life, working from home, or hosting friends. Practicality and style come together seamlessly, creating a property ready for modern living.

Agents Notes

Freehold

Connected to mains water, electricity and drainage.





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- Recently renovated detached chalet bungalow located down a quiet, residential road within the popular area of New Costessey
- In a pristine, move-in ready condition, featuring a stylish interior that effortlessly adapts to your individual preferences
- Spacious, light-filled living room with modern fixtures, that flows effortlessly into the kitchen, forming the heart of the home
- Kitchen is equipped with gloss cabinetry, a full-range of integrated appliances and a breakfast bar unit for casual dining
- Formal dining room and a flexible rear reception room, with the potential to be a cosy snug or a playroom for children
- Rear conservatory that extends the reception space and offers garden views, as well as a lean-to that can be used for hobbies, storage or as a utility room
- Four bedrooms across both floors offering comfort and privacy
- Ground-floor bathroom comprising of a quality four-piece suite, including a freestanding bathtub, with a convenient first-floor shower room
- A large, private garden featuring a patio for seating arrangements, a maintained lawn and established planting
- A paved driveway providing off-road parking for multiple vehicles and a rear garage for storage or workshop use



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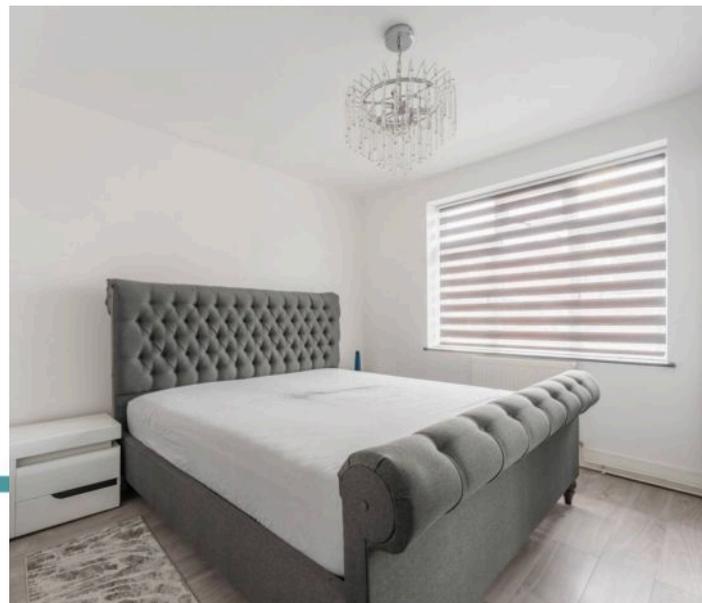
Norwich

New Costessey, Norwich

Three Mile Lane is located in New Costessey, a largely residential suburb to the west of Norwich city centre, approximately 4 miles away. Local amenities are conveniently close: small shops, cafes, and convenience stores are scattered along nearby Dereham Road and in the surrounding residential streets, while larger supermarkets and retail parks, including Longwater Retail Park, are just a short drive or bus ride away.

Families benefit from several nearby schools. Costessey Primary School is within walking distance, while Ormiston Victory Academy, the local secondary school, is also nearby. Additional primary options in the area include St Michael's Junior School and Chapel Break Infant School, all providing accessible education for residents of Three Mile Lane.

Transport connections are straightforward. Several bus routes run along Dereham Road and into Norwich city centre, offering regular services for commuting or leisure. For rail travel, Norwich railway station is about 4 miles away, providing access to the national rail network. Road links are good as well, with the A47 nearby, connecting the suburb efficiently to surrounding areas.



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Down a quiet, residential road in the popular area of New Costessey, this detached chalet bungalow has been recently renovated and is presented in pristine, move-in ready condition.

The home welcomes you with a bright porch entrance that opens into a spacious, light-filled hallway, setting the tone for a home that feels open and inviting from the moment you step inside.

The living room, awash with natural light, offers a relaxed yet stylish space to unwind, while flowing effortlessly into the kitchen. Here, gloss cabinetry, a full range of integrated appliances, and a breakfast bar create a practical yet contemporary hub, perfect for morning coffee, casual meals, or entertaining friends and family. Sliding doors from the living room leads into the adjacent lean-to, adding practical versatility for utility, hobbies, or storage.

Beyond the kitchen, the formal dining room provides a setting for shared meals and celebrations, with access into the flexible rear reception room, with the option to be a cosy snug, a playroom for children or a home office. Extending the living space, the rear conservatory frames views of the garden, inviting the outdoors in.



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Four bedrooms across both floors provide comfort and privacy for all occupants, with a ground-floor bathroom featuring a quality four-piece suite, including a freestanding bathtub and a shower cubicle, and a first-floor shower room catering to busy mornings and family life.

Outside, the garden is a generous, private space, thoughtfully laid out with a paved patio for seating, a maintained lawn, and established planting that adds seasonal colour and character.

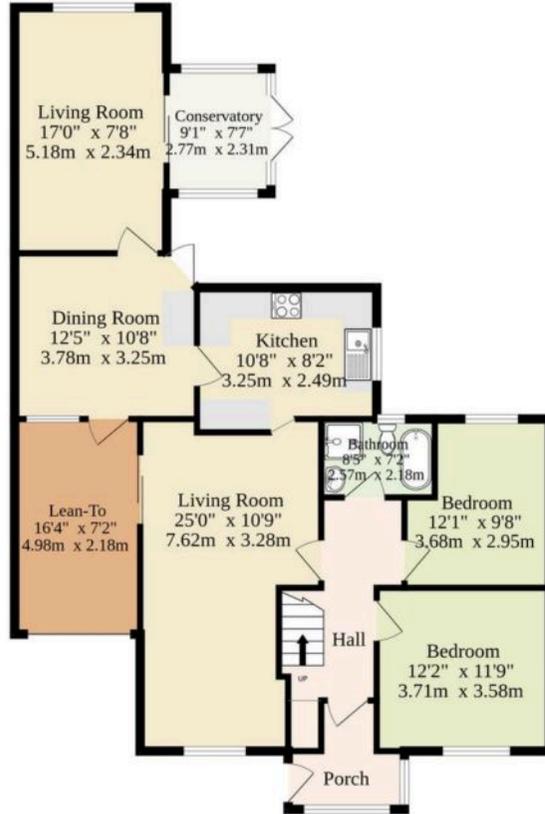
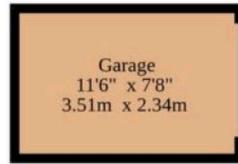
At the front of the residence is a paved driveway providing ample off-road parking, while the rear garage offers room for a workshop, bikes, or additional storage.

This home is designed for living as much as it is for style. Its carefully considered layout, light-filled rooms, and adaptable spaces offer the freedom to shape each area to your needs, whether that's lively family life, quiet moments, or entertaining at home. A property that truly feels ready to become part of your everyday.

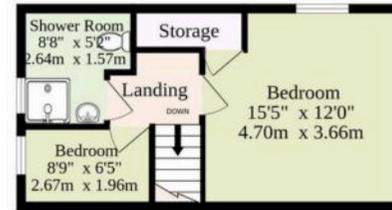


Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92+)	A		
(81-91)	B		
(69-80)	C		79
(55-68)	D	63	
(39-54)	E		
(21-38)	F		
(1-20)	G		
<i>Not energy efficient - higher running costs</i>			
England, Scotland & Wales			EU Directive 2002/91/EC 

Ground Floor
1366 sq.ft. (126.9 sq.m.) approx.



1st Floor
315 sq.ft. (29.3 sq.m.) approx.



Sqft Includes The Garage.

TOTAL FLOOR AREA : 1681 sq.ft. (156.2 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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Dreaming of this home? Let's make it a *reality*



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