



76 Philadelphia Lane, Norwich

Norwich

Minors



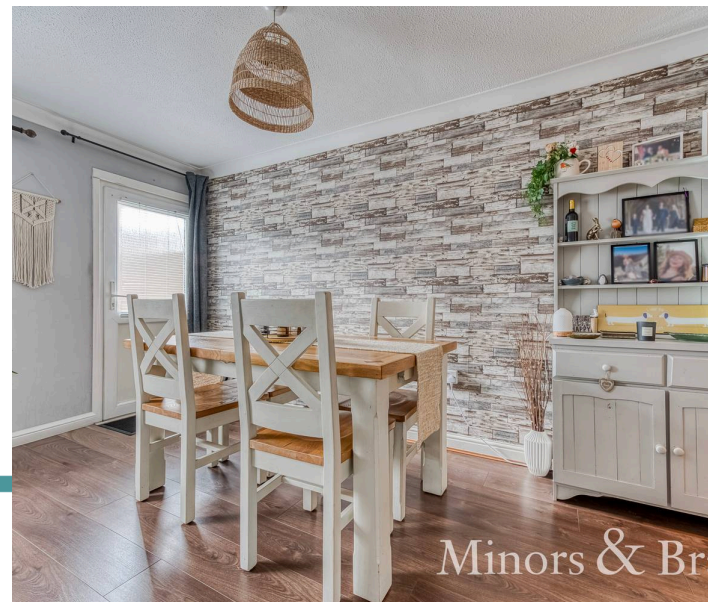
Minors & Brady

## 76 Philadelphia Lane

Norwich, Norwich

Positioned within the popular NR3 area of Norwich, this well-maintained three-bedroom mid-terrace home offers a practical layout, comfortable living space, and a number of thoughtful additions that make it particularly well suited to modern day living.

Having been carefully looked after for many years by the current owner, the property provides a warm and welcoming feel throughout, with a layout that works equally well for families, first-time buyers, or those looking for extra flexibility for working from home. Its location close to Waterloo Park, local amenities, schools, and transport links further adds to its appeal, while the quiet residential setting creates a more peaceful day-to-day environment.



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Norwich, Norwich

- Guide price: £230,000 - £240,000
- Well-maintained three-bedroom mid-terrace home in the popular NR3 location, close to Waterloo Park and a wide range of local amenities
- Spacious living room with a bright and comfortable layout, ideal for both everyday living and entertaining
- Modern fitted kitchen with ample storage, generous worktop space, and a practical layout connecting well to the rest of the home
- Convenient ground floor WC along with a useful porch/utility room adding extra storage and everyday practicality
- Three bedrooms positioned off the first-floor landing, including a generous principal bedroom with fitted wardrobe space
- Private rear garden designed for low maintenance with artificial lawn and plenty of space for outdoor seating and entertaining
- Detached log cabin garden office with full electrics, air conditioning, and excellent versatility for home working, hobbies, or additional reception space
- Quiet residential setting with long-term ownership reflecting how well the property has been cared for over the years



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## Location

Philadelphia Lane is set within a well-connected residential area to the north of Norwich, offering easy access to the city centre and its wide range of amenities. Nearby you'll find local shops, cafés, schools, and parks, creating a convenient setting for daily life. The vibrant city centre is just a short drive or bus journey away, where you can enjoy popular restaurants, cultural venues, and major shopping destinations such as Norwich Lanes and the Castle Quarter. Excellent transport links via the A1042 and A140 provide quick routes around the city and towards the Norfolk coast, while Mousehold Heath, with its woodland walks and scenic views, is just minutes from the doorstep.

## Philadelphia Lane

Stepping inside, you enter through the useful porch and utility area, which provides practical additional storage and everyday functionality, along with access to the convenient ground floor WC. From here, the kitchen is positioned at the front of the property and is fitted with a range of units, generous worktop space, and a practical layout that works well for everyday use. To the rear, the living room offers a bright and spacious main reception area, creating an inviting space for both relaxing and entertaining, with direct access out to the garden.



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Norwich, Norwich

Upstairs, the first-floor landing leads to three bedrooms, all offering comfortable accommodation and flexibility depending on individual needs. The principal bedroom is particularly well proportioned and benefits from fitted wardrobe space, while the remaining rooms work equally well as children's bedrooms, guest rooms, or a home office. These are served by the family bathroom, fitted with a clean and practical three-piece suite.

Externally, the rear garden has been designed with low maintenance in mind, featuring artificial lawn and space for seating and outdoor enjoyment throughout the year. A standout feature is the detached log cabin garden office, complete with full electrics and air conditioning, creating an excellent separate workspace, hobby room, or additional retreat away from the main house. This added versatility makes the property especially attractive for buyers looking to combine home life with remote working in a highly convenient city location.

## Agents Notes

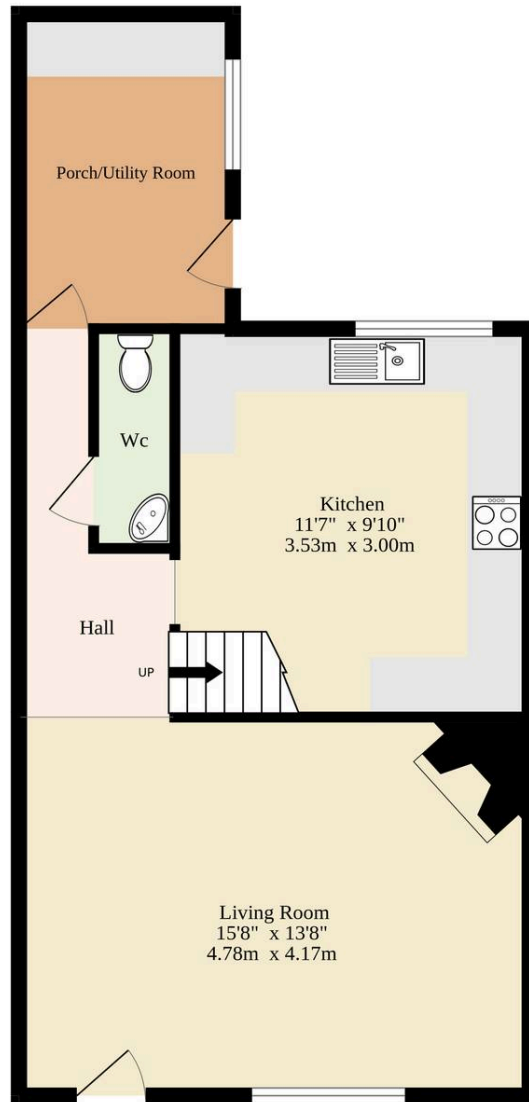
Freehold, connected to all main services.

Council tax band - D

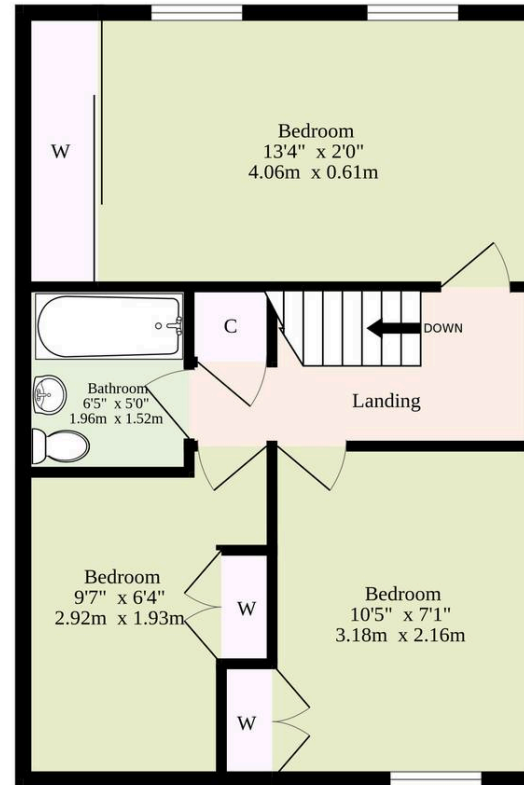


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Ground Floor  
472 sq.ft. (43.9 sq.m.) approx.



1st Floor  
392 sq.ft. (36.4 sq.m.) approx.



TOTAL FLOOR AREA : 864 sq.ft. (80.3 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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