



2 Sun Lane, Norwich  
Norwich



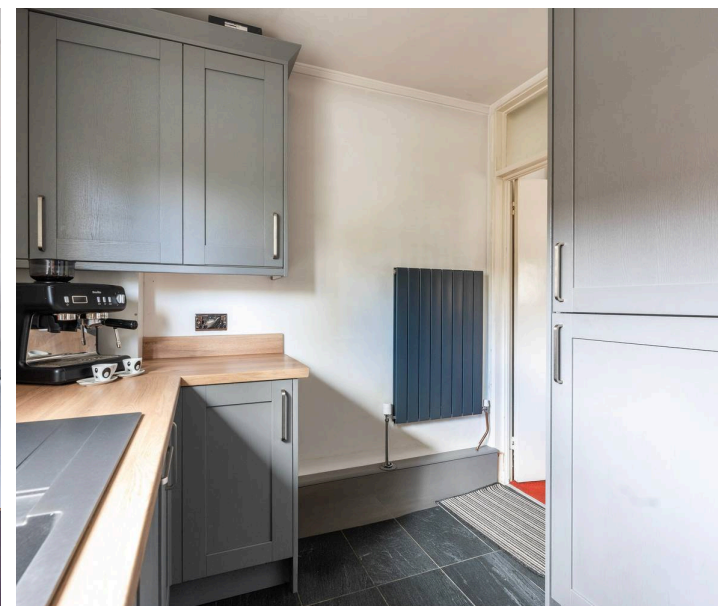
Minors & Brady

## 2 Sun Lane

Norwich, Norwich

Located within the ever-popular NR3 district of Norwich, this well-presented ground-floor apartment offers convenient city living with a practical and comfortable layout throughout. Ideal for first-time buyers, investors or those looking to downsize to single-level accommodation, the property combines spacious internal rooms with excellent access to Norwich city centre, the train station and a wide range of local amenities.

Offered in move-in-ready condition, the apartment provides a low-maintenance home within one of the city's most sought-after locations.



## 2 Sun Lane

Norwich, Norwich

- Well-presented ground floor apartment positioned within the ever-popular NR3 area of Norwich
- Ideal purchase for first time buyers, investors or those looking to downsize to convenient single-level living
- Bright and comfortable living room offering plenty of space for both seating and dining furniture
- Fitted kitchen with practical work surface space, storage units and a functional layout for everyday use
- Spacious double bedroom featuring built-in wardrobe space and additional storage cupboards
- Modern bathroom suite complemented by a separate entrance hall and useful internal storage
- On-road non-permit parking available nearby for added convenience
- Located within walking distance of Norwich city centre, Norwich train station and a wide range of local amenities
- Situated close to popular cafés, independent shops, restaurants and riverside walks within the sought-after NR3 district

Council Tax band: A

Tenure: Leasehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating:



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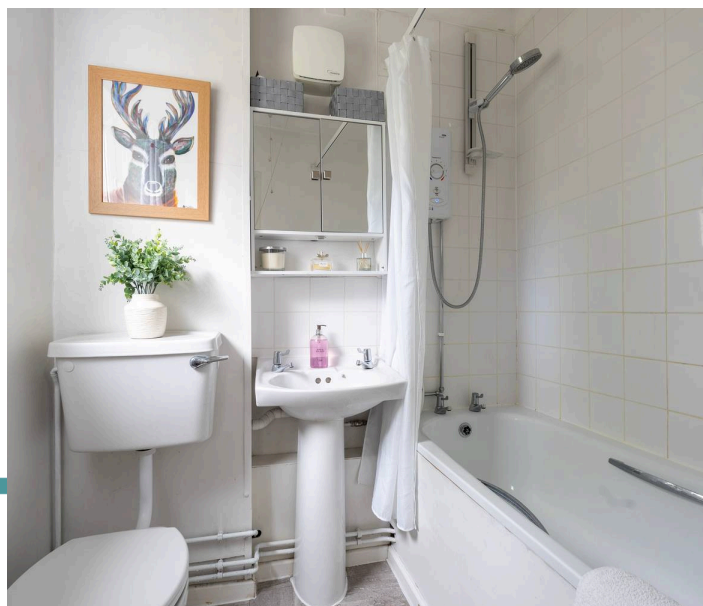
### Location

Situated just to the north of Norwich city centre, Sun Lane enjoys a convenient and well-connected location within the popular NR3 area. Known for its character and strong sense of community, NR3 offers an excellent range of independent cafés, pubs, shops, and everyday amenities, alongside larger supermarkets and leisure facilities. Norwich city centre is easily accessible on foot, by bicycle, or via regular public transport, providing access to a wide range of retail, dining, and cultural attractions.

The area is also well placed for access to Norwich train station, the Northern Distributor Road, and the University of East Anglia and Norfolk & Norwich University Hospital further afield. Nearby green spaces and riverside walks add to the appeal, offering opportunities to enjoy the outdoors while remaining close to the heart of the city.

### Sun Lane

The accommodation is arranged around a welcoming entrance hall with useful built-in storage, leading through to a bright and generously sized living room. This versatile space offers ample room for both seating and dining furniture, creating a comfortable environment for relaxing or entertaining. Positioned separately, the fitted kitchen provides practical work surface space, storage units and a functional layout suited to everyday use.



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## 2 Sun Lane

Norwich, Norwich

The bedroom is a well-proportioned double room featuring built-in wardrobe space alongside additional storage cupboards, helping to maximise practicality without compromising on floor space. Completing the accommodation is the bathroom, fitted with a modern suite and arranged conveniently off the hallway.

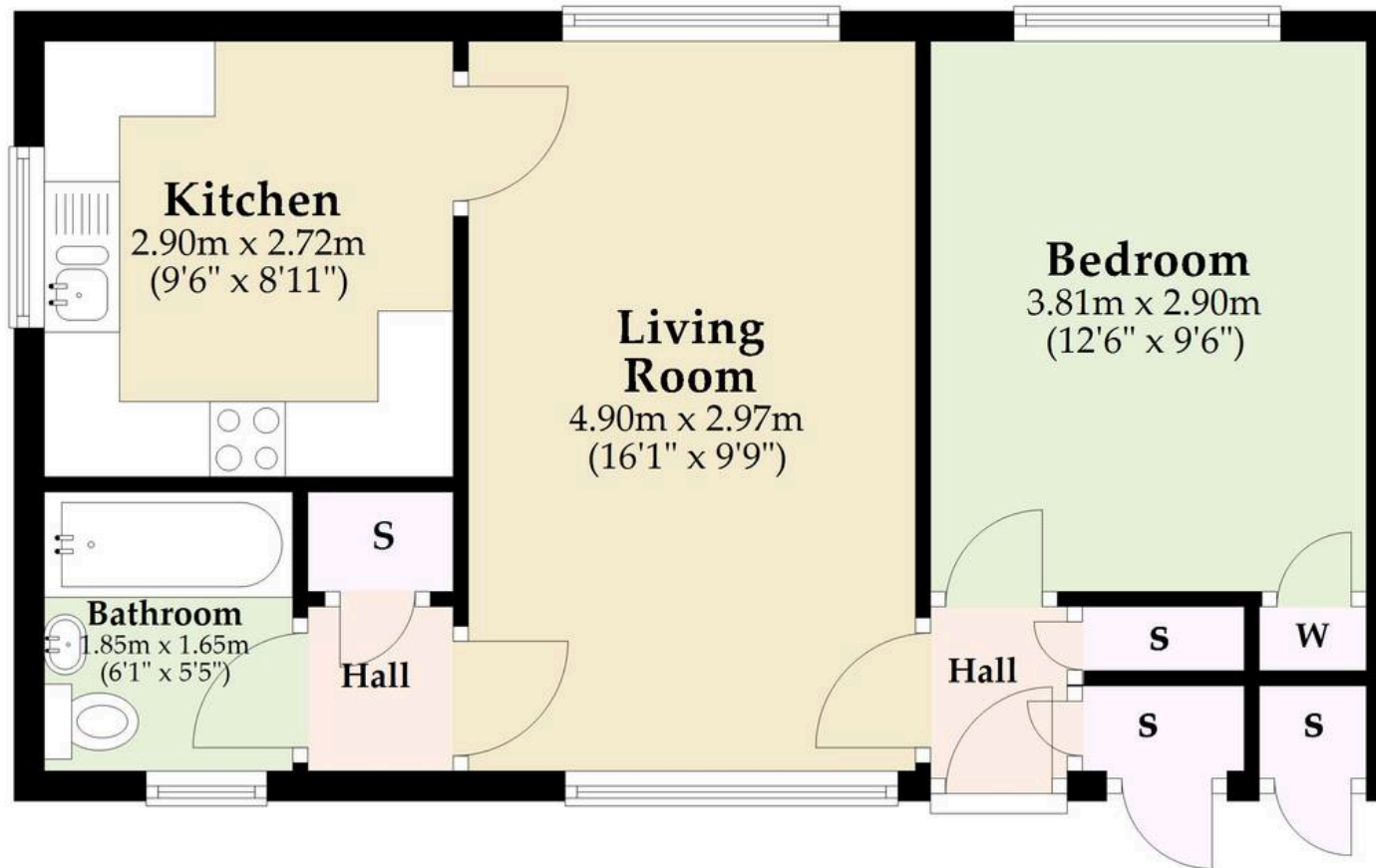
Externally, the property benefits from on-road non-permit parking nearby, while the location itself places a wide range of cafés, restaurants, independent shops and everyday conveniences within easy reach. Norwich city centre and the train station are both within walking distance, making this an excellent option for commuters and those wanting easy access to everything the city has to offer. Combining convenience, practicality and a highly desirable location, this apartment presents an excellent opportunity for a variety of buyers.



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# Ground Floor

Approx. 43.0 sq. metres (462.8 sq. feet)



Total area: approx. 43.0 sq. metres (462.8 sq. feet)

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.

Plan produced using PlanUp.

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