



97 Alan Avenue, Newton Flotman
Norwich

Minors & Brady

97 Alan Avenue

Newton Flotman, Norwich

A welcoming and well-placed home in the heart of Newton Flotman, this chain free three bedroom terrace offers a practical layout, a south facing garden and a brand-new boiler installed only two weeks ago, making it an ideal choice for first-time buyers. With a comfortable sitting room, a full-width kitchen dining space opening onto the garden, three bedrooms with built-in storage and the added benefit of a garage and driveway parking, it provides a strong and straightforward foundation for village living with the scope to personalise over time.

- Chain free three--bedroom terrace residence
- Well-presented throughout, with a brand new boiler installed in June 2026
- Full-width kitchen/dining room with built-in oven and hob, plus generous space for family dining
- Light and comfortable sitting room providing a welcoming main living area
- Principal bedroom benefiting from an en suite shower room
- All bedrooms include built-in wardrobes, adding practical everyday storage
- South facing rear garden with lawn and patio, creating a bright and usable outdoor space
- Garage positioned close by, with driveway parking directly in front
- Well-placed within Newton Flotman, providing a balanced village setting with everyday amenities nearby



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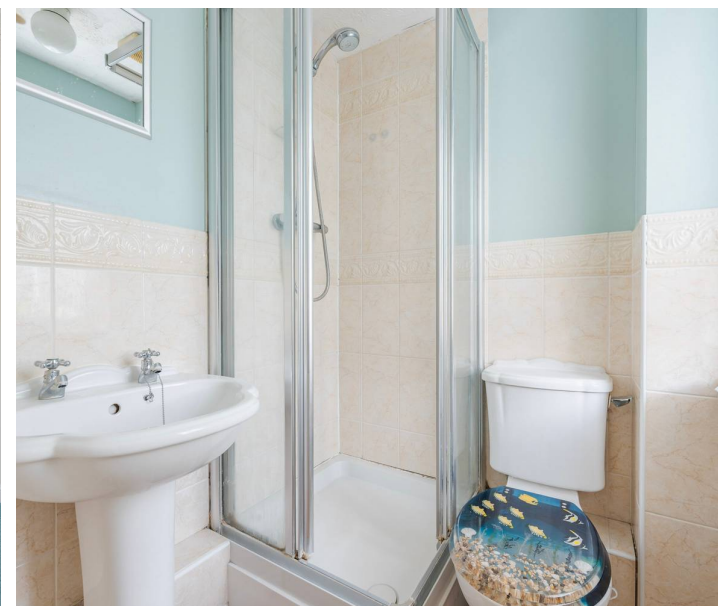
Alan Avenue sits within a quiet residential pocket of Newton Flotman, a well-connected South Norfolk village just off the A140. The setting is suburban and settled, with footpaths linking into green spaces and the wider village.

Daily needs are close at hand: Newton Flotman has a convenience store, a village hall, playing fields and regular bus services towards Norwich and Long Stratton. For a broader range of amenities, Wymondham, Long Stratton and Norwich are all straightforward to reach, giving access to cafés, leisure facilities and larger retail options.

The closest supermarkets are RS Food & Wine in the village, with larger choices a short drive away at Tesco Ipswich Road, Waitrose Eaton and Morrisons Wymondham. Families benefit from having Newton Flotman Primary School within the village, while secondary schooling is typically found in Wymondham or Long Stratton.

Transport links are a strong point: the A140 provides direct road access into Norwich, and the Thickthorn Park & Ride is convenient for those who prefer to leave the car and continue by bus. Rail connections are available from Wymondham and Norwich for wider travel.

Overall, Alan Avenue offers a practical village lifestyle with easy routes to larger centres, making it well-suited to anyone wanting a calm residential base with straightforward access to amenities, schooling and transport.



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The entrance hall provides a welcoming start, with space for coats and shoes and a convenient cloakroom set to one side. From here, the sitting room offers a comfortable and light-filled setting for everyday living, with a useful understairs cupboard adding further practicality. The room flows naturally into the kitchen dining area, creating a layout that works well for both daily routines and relaxed entertaining.

Running across the full width of the property, the open-plan kitchen/dining room is a sociable and functional space. It features a built-in oven and hob, generous room for dining and the recently fitted boiler. Double patio doors open directly onto the south facing garden, allowing the outdoor space to feel connected to the main living areas and encouraging an easy indoor-outdoor flow.

Upstairs, three bedrooms are arranged from the landing, each with built-in wardrobes. The principal bedroom benefits from its own en suite shower room, while the remaining bedrooms are served by a family bathroom.



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The rear garden enjoys a bright south facing aspect and provides a pleasant backdrop for outdoor seating and planting. Predominantly laid to lawn with a patio area, it offers a well-proportioned outdoor space for a home of this type.

The garage is positioned close by, with driveway parking directly in front.

This well-balanced home provides a strong foundation for comfortable village living, with scope for a buyer to personalise over time. Its setting, layout and chain free status make it an attractive option within a popular South Norfolk location.

Agents Notes

Freehold

Connected to mains water, electricity, gas and drainage.

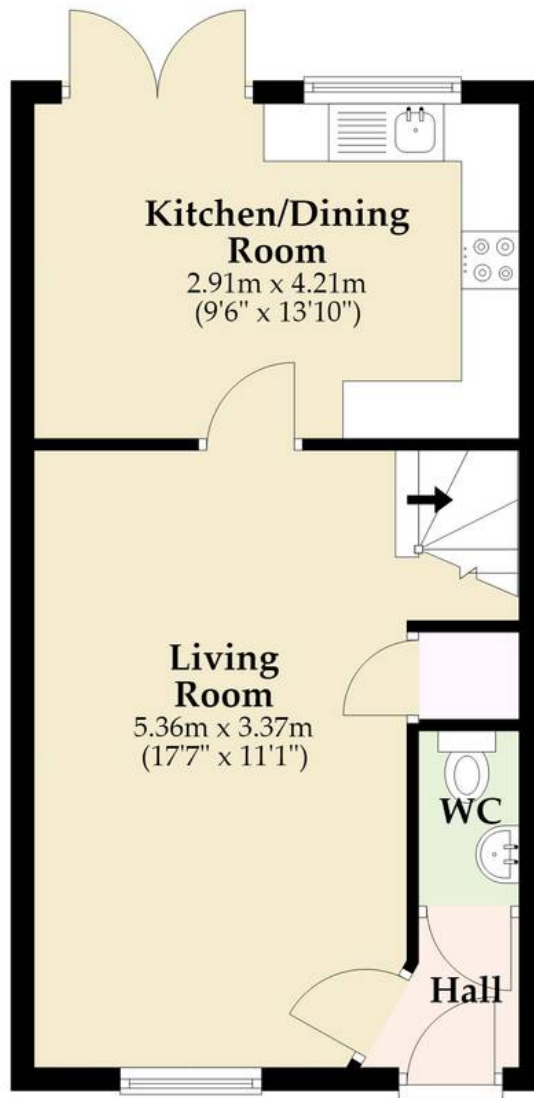
Gas central heating (boiler is two weeks old, with a 5 year warranty).



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		84
(69-80) C	69	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		
EU Directive 2002/91/EC		

Ground Floor

Approx. 35.4 sq. metres (381.2 sq. feet)



First Floor

Approx. 35.2 sq. metres (379.3 sq. feet)



Total area: approx. 70.7 sq. metres (760.5 sq. feet)

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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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