



3 Elderflower Mews, Norwich

Guide Price £250,000 - £260,000

Minors & Brady



3 Elderflower Mews

No onward chain, a fantastic location and generous family accommodation combine to make this an opportunity not to be missed. This well-presented three-bedroom link-detached home is situated within the highly sought-after Three Score area, offering excellent access to the Norfolk and Norwich University Hospital, UEA and Norwich city centre. The property features a spacious living and dining area with French doors opening onto the enclosed rear garden, creating an ideal space for modern family living. Upstairs, three well-proportioned bedrooms include a principal bedroom with en-suite and built-in storage. Further benefits include a family bathroom, ground floor WC, garage and driveway parking. Perfectly suited to families, professionals and investors alike, this chain-free home offers both convenience and practicality in a popular residential setting.

- Offered with no onward chain, presenting an excellent opportunity for buyers seeking a straightforward move
- Located within the Three Score area, renowned for its convenient position close to key local amenities and transport links
- Bright and welcoming living room opening into the dining area, creating an excellent space for both everyday life and entertaining
- French doors from the dining area lead directly onto the rear garden
- Impressive principal bedroom featuring built-in storage and an en-suite shower room, providing a private and comfortable retreat
- Two further versatile bedrooms, ideal for growing families, visiting guests, a nursery or those requiring a dedicated home office
- Private enclosed rear garden with established greenery, offering a pleasant outdoor space for relaxing
- Driveway parking and garage, combined with excellent access to the Norfolk and Norwich University Hospital, University of East Anglia, Norwich city centre and the A47

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Norwich

The Location

Elderflower Mews enjoys a highly convenient position just to the west of Norwich's historic Cathedral City centre, offering excellent access to a wide range of amenities and transport links.

The property is ideally situated for the University of East Anglia, Norfolk and Norwich University Hospital and Spire Norwich Hospital, all of which are just a short drive away, making it a particularly attractive location for healthcare professionals, university staff and those wishing to be close to medical facilities.

Residents benefit from an excellent selection of nearby amenities, including supermarkets, local shops, doctors' surgeries, pharmacies, cafés and restaurants, as well as schooling for all ages. Longwater Retail Park is also within easy reach, providing a range of major retailers, home stores and leisure facilities.

For commuters, Elderflower Mews offers convenient access to the A47 southern bypass, which links to the A11 towards Cambridge and London, as well as routes across Norfolk and the wider region. Regular public transport services operate nearby, providing easy travel into Norwich city centre, the railway station and surrounding areas.

Combining a well-connected location with excellent nearby amenities, healthcare facilities and educational establishments, Elderflower Mews is ideally placed for a variety of purchasers seeking both convenience and accessibility within the Norwich area.



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Elderflower Mews, Norwich

Situated within the ever-popular Three Score area of Norwich, this well-presented three-bedroom link-detached home offers an excellent opportunity for families, first-time buyers and investors alike.

Benefitting from no onward chain, the property is ideally positioned on the sought-after Elderflower Mews, providing convenient access to the Norfolk and Norwich University Hospital, the University of East Anglia and Norwich city centre, while also enjoying excellent road links to the A47 and wider Norfolk road network.

The accommodation begins with a welcoming entrance hall, offering practical space for coats, shoes and everyday storage, alongside a useful ground-floor cloakroom. The main living accommodation has been designed with modern family life in mind, featuring a spacious sitting room that flows seamlessly into the adjoining dining area. This open-plan layout creates a bright and versatile space, ideal for both everyday living and entertaining guests. French doors open directly onto the rear garden, allowing natural light to pour through the room and providing an attractive connection between the indoor and outdoor spaces.

The kitchen is well-proportioned and thoughtfully arranged, offering a range of storage units and worktop space, together with room for appliances. A secondary door provides direct access to the garden, making it particularly convenient for outdoor dining and day-to-day practicality, while also allowing access to the garage.



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Upstairs, the property continues to impress with three well-sized bedrooms. The principal bedroom benefits from built-in storage and the added advantage of an en-suite shower room, creating a comfortable and private retreat. A second generous double bedroom also features built-in storage, while the third bedroom offers flexibility as a nursery, children's bedroom, guest room or home office. Completing the first floor is a spacious family bathroom fitted with a three-piece suite.

Externally, the property enjoys excellent kerb appeal with a driveway and garage providing valuable off-road parking and storage. To the rear, the enclosed garden offers a pleasant outdoor space with established greenery and room for seating, entertaining or family enjoyment during the warmer months. Additional access to the garage further enhances the practicality of the outside space.

Agent's Note

This property will be sold freehold and connected to mains water, electricity, gas and drainage.

Virtual Staging Disclaimer: Images may have been digitally enhanced or virtually staged using AI for illustrative purposes and may not reflect the property's current appearance.



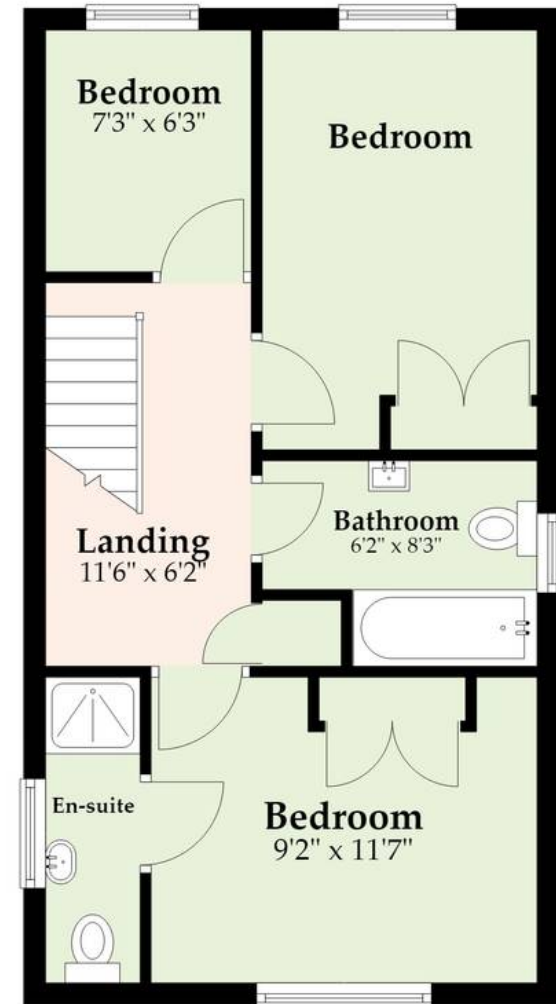
Ground Floor

Approx. 714.2 sq. feet



First Floor

Approx. 416.3 sq. feet



Total area: approx. 1130.5 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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