



25 Elm Grove Lane, Norwich

Minors & Brady



25 Elm Grove Lane

Norwich

Open Day - Saturday 8th August: Register your interest early to avoid missing out on this spacious and versatile family home. Offering flexible accommodation across two floors, this well-presented property boasts a generous sitting room with an attractive open original-style fireplace, a practical kitchen complete with a Belfast sink and excellent storage, and a bright conservatory overlooking the garden. With four bedrooms in total, including a ground floor bedroom, the layout is perfectly suited to modern family life and multi-generational living. Externally, the home benefits from ample off-road parking, a car port and an exceptionally generous enclosed rear garden, predominantly laid to lawn. The substantial outdoor space provides endless opportunities for entertaining, gardening and family enjoyment.

- Open Day - Saturday 8th August
- Flexible four-bedroom family home
- Spacious sitting room with feature fireplace
- Well-appointed kitchen with Belfast sink
- Bright conservatory overlooking the garden
- Ground floor bedroom offering versatility
- Family bathroom plus downstairs cloakroom
- Ample off-road parking and car port
- Large enclosed rear garden laid to lawn
- Ideal for families seeking generous space



M&B



25 Elm Grove Lane

Norwich

The Location

Elm Grove Lane, Norwich, is located in a well-established and highly regarded residential area that perfectly balances peaceful living with convenient access to the city's amenities. Tucked away in a quiet, secluded corner, the property enjoys an added sense of privacy while still being ideally placed for easy access into the heart of Norwich.

This desirable location benefits from excellent transport links, with reliable bus routes and train connections nearby, making travel around the city or commuting further afield both simple and efficient. Families will appreciate the good selection of local schools, all within easy reach, along with parks and green spaces that offer opportunities for outdoor recreation and relaxation.

A particular highlight of the area is its close proximity to Waterloo Park, one of Norwich's most beautiful and historic parks. With its expansive lawns, tennis courts, and community café, it provides the perfect spot for leisurely walks, picnics, and family outings just moments from your doorstep.

In addition, local shops, cafes, and supermarkets are all within walking distance, ensuring everyday essentials and conveniences are easily accessible. The community feel, coupled with its practical location and abundance of nearby amenities, makes Elm Grove Lane an ideal setting for families, professionals, or anyone seeking a comfortable and connected lifestyle in one of Norwich's most established neighbourhoods.



M&B



25 Elm Grove Lane

Norwich

Elm Grove Lane, Norwich

Occupying a generous plot with an impressive lawned garden and ample off-road parking, this versatile home offers flexible accommodation across two floors, making it an excellent choice for families, multi-generational living or those seeking additional space to suit changing needs.

The property is entered via a welcoming entrance hall which provides access to the principal ground floor rooms. At the heart of the home is a spacious sitting room, a bright and comfortable space ideal for both everyday living and entertaining. A charming open original-style fireplace creates an attractive focal point, adding warmth and character to the room. Flowing from here, the conservatory provides additional reception space and enjoys pleasant views over the garden, creating an ideal spot to relax throughout the year.

The kitchen has been thoughtfully arranged to maximise both storage and functionality, featuring a range of units, generous worktop space and a traditional Belfast sink that complements the home's character. Positioned adjacent to the conservatory, the layout works well for modern living while offering a practical and sociable environment. A convenient ground floor cloakroom further enhances the accommodation.

Also located on the ground floor is a well-proportioned bedroom, offering excellent flexibility for guests, dependent relatives or those seeking single-level living options.





25 Elm Grove Lane

Norwich

The first floor comprises three further bedrooms, all accessed from the landing. The principal bedroom is particularly generous in size, while the additional bedrooms provide comfortable accommodation suitable for children, guests, home working or hobbies. A family bathroom serves the first-floor accommodation.

Externally, the property continues to impress. To the front, a substantial driveway provides excellent off-road parking for multiple vehicles, alongside the covered car port. To the rear, the large enclosed garden is a standout feature, predominantly laid to lawn and offering an abundance of outdoor space for families, keen gardeners and those who enjoy entertaining. Whether relaxing in the sunshine, hosting gatherings or creating further landscaped areas, the garden offers wonderful potential and a high degree of enjoyment.

Agent's Note

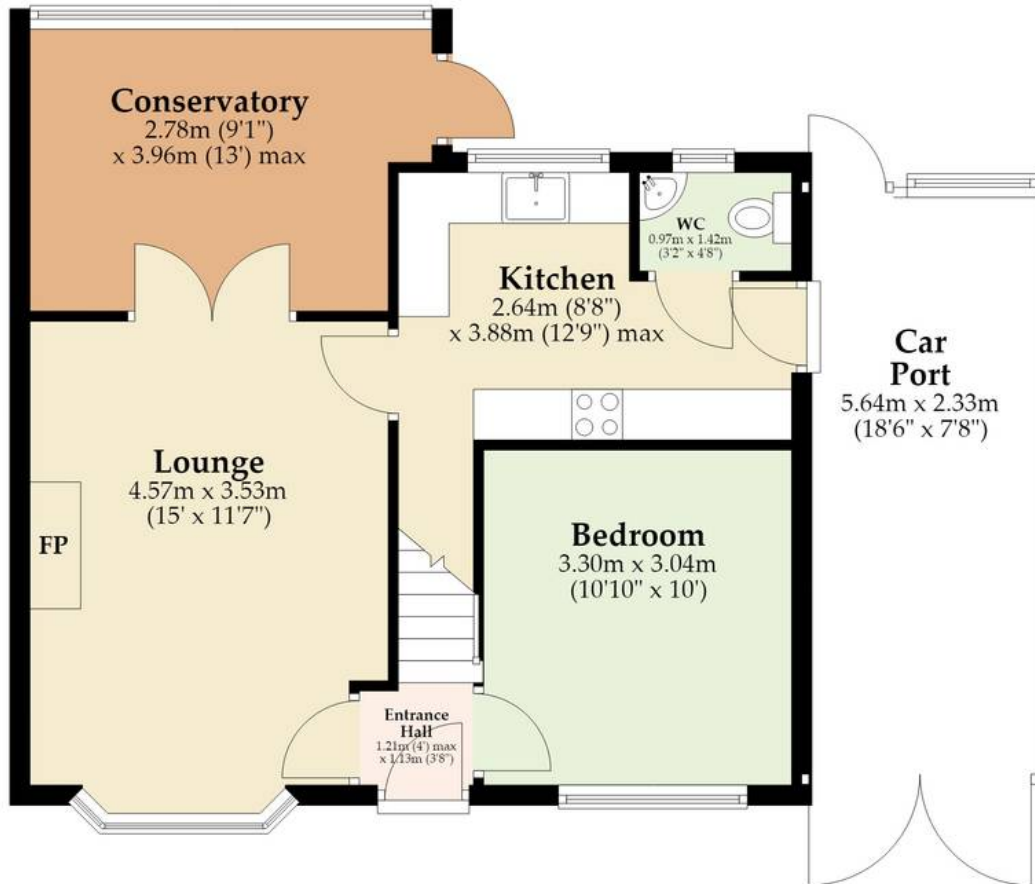
This property will be sold freehold and connected to mains water, electricity, gas and drainage.



M&B

Ground Floor

Approx. 51.1 sq. metres (549.9 sq. feet)
(excluding Car Port)



First Floor

Approx. 40.5 sq. metres (436.3 sq. feet)



Total area: approx. 91.6 sq. metres (986.2 sq. feet)

M&B

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.

Dreaming of this home?
Let's make it a *reality*.



Meet *Liam*
Branch Manager



Meet *Nagilla*
Aftersales Team Leader



Meet *Tristan*
Senior Property Lister

Minors & Brady
Your home, our market

 norwich@minorsandbrady.co.uk

 01603 365085

 107 Unthank Road, Norwich, NR2 2PE

BURY ST. EDMUNDS | CAISTER-ON-SEA | DEREHAM | DISS | NORWICH | OULTON BROAD | WROXHAM



How can we support

- ✓ Residential Mortgages
- ✓ Protection & Insurance
- ✓ Buy-to-let (personal and limited company)



Matt Waters
Director and
Principal



Victoria Payne
Mortgage and
Protection Advisor

Offering you quick and professional mortgage advice every step of the way.

T: 01603 210378
E: enquiries@norfolk-mortgages.co.uk