

# propertyladder



## Elm Grove Lane, Norwich, NR3 3LF

Extensive, Five Bedroom Detached Home!

**GUIDE PRICE £550,000 - £575,000** freehold



BRITISH  
PROPERTY  
AWARDS

2023 & 2024



**GOLD WINNER**

ESTATE AGENT  
IN NORWICH  
(NR10-16)

# SPACE & EFFICIENCY- A RATED!

This exceptionally spacious and brilliantly located detached house is truly a rare find!

Boasting five generously sized bedrooms, two well-appointed bathrooms, and two inviting reception rooms, this home offers an impressive amount of living space. Additionally, there is a dedicated study, perfect for those who work from home or need a quiet space for reading and reflection.

The property benefits from double glazing, gas central heating, and a comprehensive solar panel system with a built-in battery. Remarkably, this home has an 'A rated' EPC, making it incredibly economical to run.



“ a dedicated study, perfect for those who work from home or need a quiet space for reading and reflection ”



## Overview

- Five Bedroom Detached Family Home
- Over 2000 Sq Feet Of Living Space
- Two Generous Reception Rooms
- Kitchen - Breakfast Room
- Study, Utility Room & Downstairs Wc
- En Suite Shower Room & Family Bathroom
- Solar Panels With Inverter & 'A Rated' Epc
- Ample Parking, Garage & Large Brick Outbuilding





## Location

Elm Grove Lane is ideally positioned in Norwich, just 2 miles from the vibrant city centre, offering quick access to shopping, dining, and cultural attractions. The property is well-connected to major roads like the A140, making travel convenient, with Norwich International Airport only 3.5 miles away, perfect for frequent travellers. It's also near key amenities, including local schools and parks, with Mousehold Heath, a large nature reserve, just 1.5 miles away, providing excellent outdoor recreation opportunities. This prime location strikes a balance between suburban peace and proximity to the lively city hub.

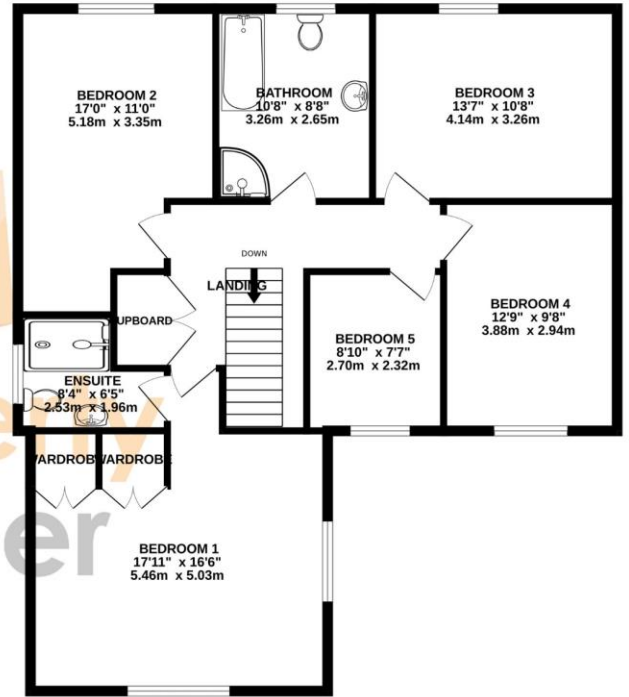
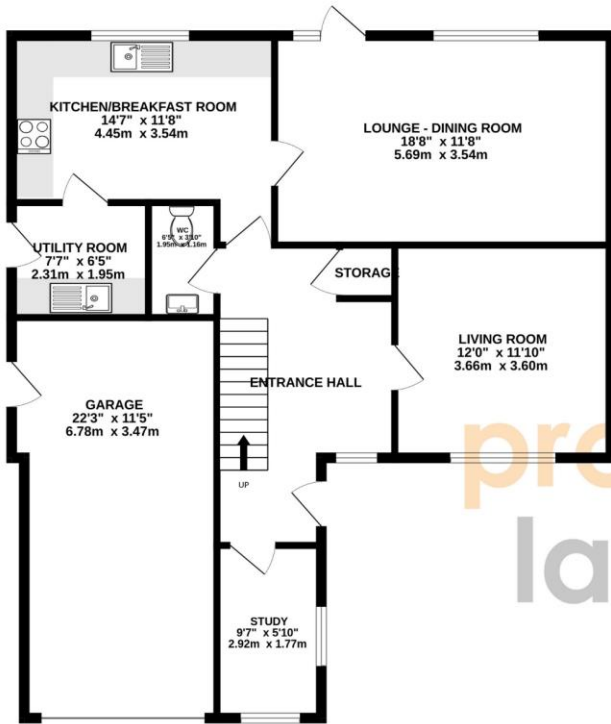


## Outside

The exterior of the property is equally remarkable. Situated on a plot of over a quarter of an acre, the outdoor space provides ample room for relaxation and recreation. The property includes a large integral garage, offering plenty of storage and parking options and a sizeable brick-built outbuilding within the rear garden, allowing for yet more storage or further development. The expansive garden is beautifully maintained, providing a serene and private outdoor retreat.

**GROUND FLOOR**  
1018 sq.ft. (94.6 sq.m.) approx.

**1ST FLOOR**  
1018 sq.ft. (94.6 sq.m.) approx.



**TOTAL FLOOR AREA : 2036 sq.ft. (189.2 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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**FULL EPC AVAILABLE UPON REQUEST**

Score	Energy rating	Current	Potential
92+	<b>A</b>	93 A	95 A
81-91	<b>B</b>		
69-80	<b>C</b>		
55-68	<b>D</b>		
39-54	<b>E</b>		
21-38	<b>F</b>		
1-20	<b>G</b>		

**COUNCIL TAX BAND: F**

**LOCAL AUTHORITY: NORWICH CITY COUNCIL**

**SERVICES CONNECTED: MAINS WATER, MAIN DRAINS, MAINS ELECTRICITY, GAS CENTRAL HEATING**

## Selling your home?

If you are considering selling your home, please contact us for your no obligation free market appraisal.

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