



3 Dusty Miller Drive, Easton

Guide Price £350,000 - £375,000

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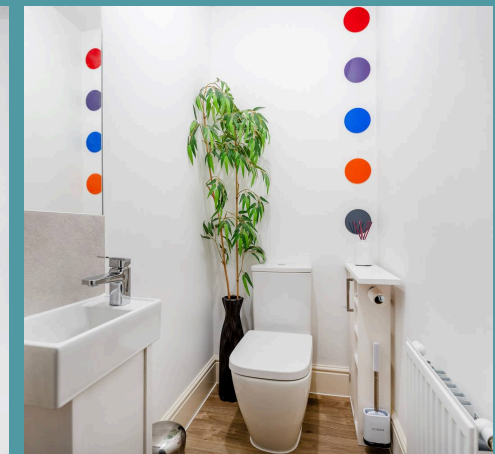
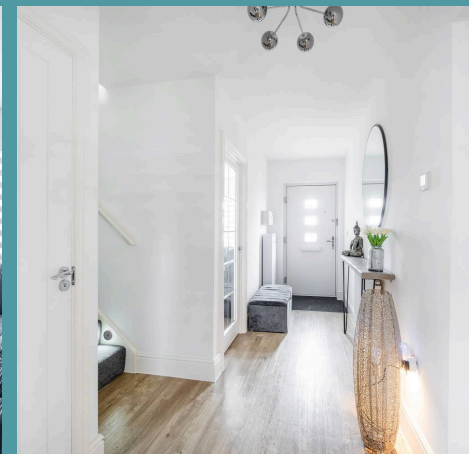
Easton, Norwich

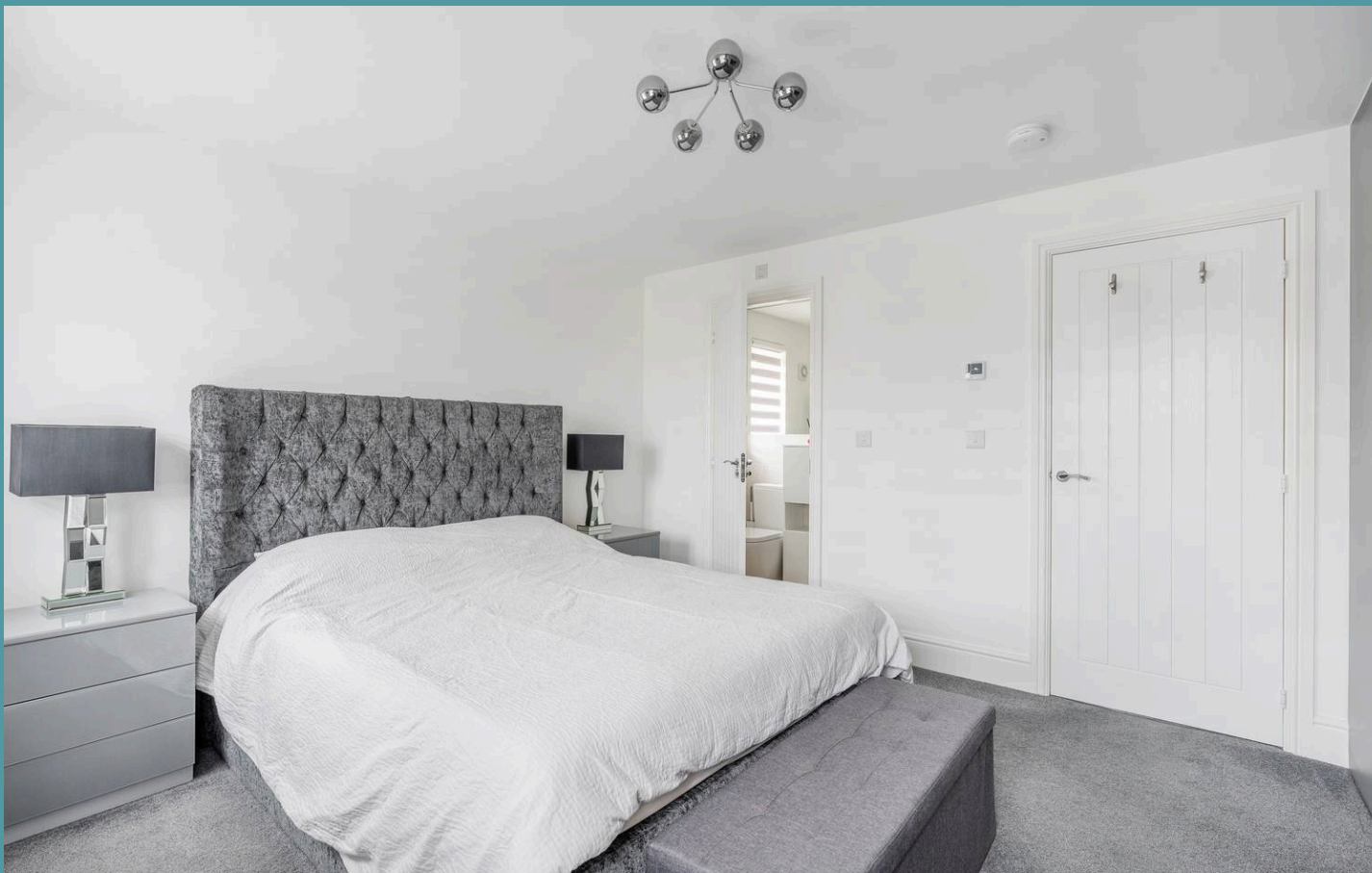
An abundance of upgrades and thoughtful design make this four-bedroom home in Easton a truly exceptional find. Boasting a garden twice the size of any other Downing on the development, this home offers exceptional outdoor space rarely found in the area. A spacious driveway for 3-4 cars and an integrated garage provide ample parking and conversion potential for added versatility. Inside, high-end finishes such as Amtico flooring, bespoke lighting, and a stylish kitchen with a walk-in larder create a refined yet functional living space. With over £25,000 in upgrades, The home is a standout choice for those seeking both luxury and practicality in a sought-after location.

The Location

Positioned in the location of Dusty Miller Drive, this property is set back and offers the perfect blend of quiet living with easy access to essential amenities and transport links. Situated just off the A47, you'll enjoy quick and convenient access to both Dereham and Norwich, making your daily commute or leisurely trips a breeze.

Longwater Retail Park, located nearby, boasts popular stores such as Sainsbury's and Aldi, providing convenient shopping options. Moreover, with excellent road connections, you're just a short drive away from Norwich city centre, where you can explore a wide range of entertainment, dining and cultural experiences. This location offers the best of both worlds, making it an ideal place to call home.





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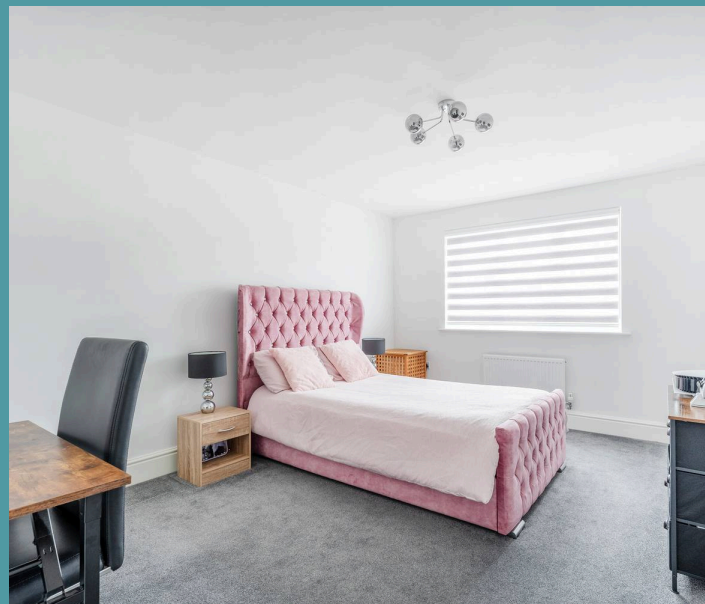
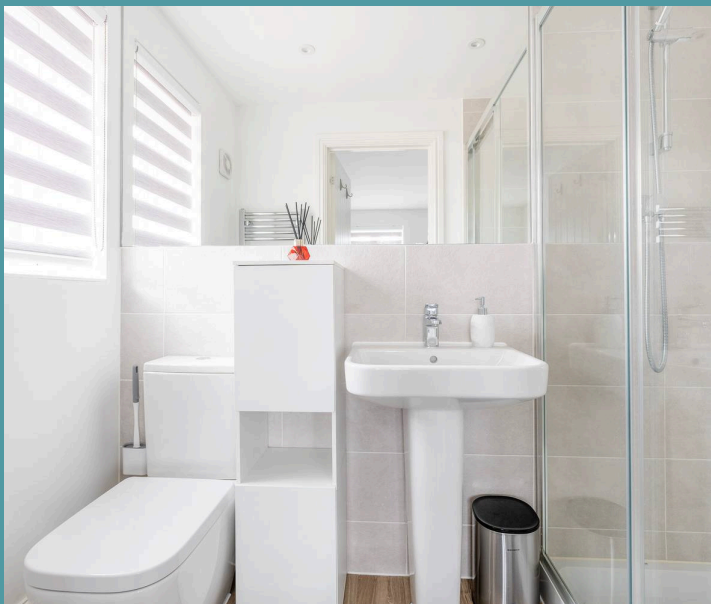
Easton, Norwich

Dusty Miller Drive

Welcome to The Downing, a meticulously updated four-bedroom home in Easton that offers an unrivaled blend of space, style and standout features. Unlike any other Downing on the development, the garden is double the size, making it a rare gem for those who love outdoor living. The 3-4 car side-by-side driveway, along with an integrated garage, offers versatile parking options—some owners have even converted the garage into an additional bedroom, utility room, or a second lounge.

Step inside, and you'll immediately notice the attention to detail. The Amtico flooring throughout the ground floor and bathrooms adds a sleek and contemporary feel, while plush upgraded bedroom carpets enhance the comfort upstairs. The spacious lounge flows into the large kitchen-diner, where French doors open into the garden.

The kitchen features a walk-in larder, upgraded Zanussi appliances (cooker, hood, hob, dishwasher, and washing machine), a Mira shower in the ensuite, an upgraded granite sink and elegant under-worktop and pelmet lighting for a luxurious touch. The designer ceiling lighting (£2,080) enhances the ambiance throughout the entire home.





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The upper floor houses four generously sized bedrooms, including a master suite with an ensuite shower room. The ensuite boasts an extra-large mirror and upgraded fixtures, while the family bathroom has been thoughtfully enhanced with premium tiles, a sleek shower screen and upgraded fittings.

Wall-mounted electrics for TVs in all rooms ensure a clean, modern look. Smart home features include motion-detecting stair lighting and private shade-adjusting blinds throughout.

Outside, the upgraded patio slabs complement the upgraded turf, creating an inviting space perfect for entertaining or relaxation. The garage is prepped for conversion, with electrics already in place and an electric car charger is ready for eco-conscious buyers.

Altogether, the owner has invested over £25,000 in upgrades, ensuring this home stands out as one of the finest homes in the development.

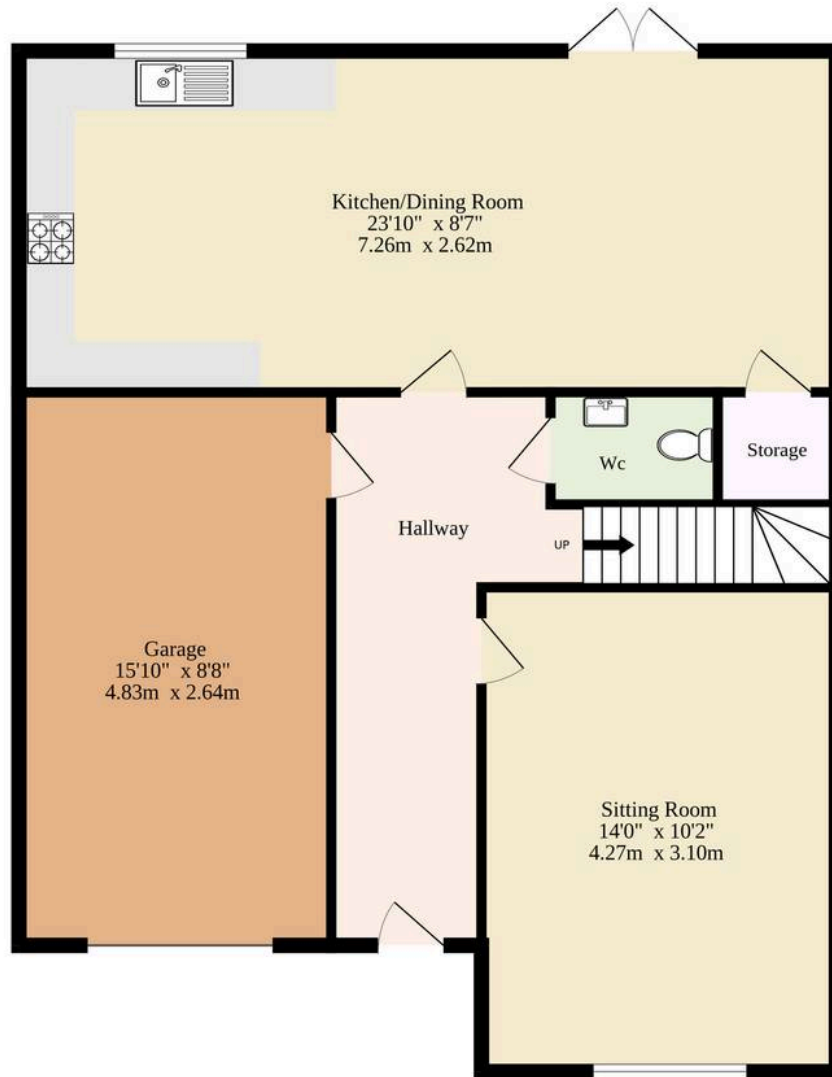
Agents Note

Sold Freehold

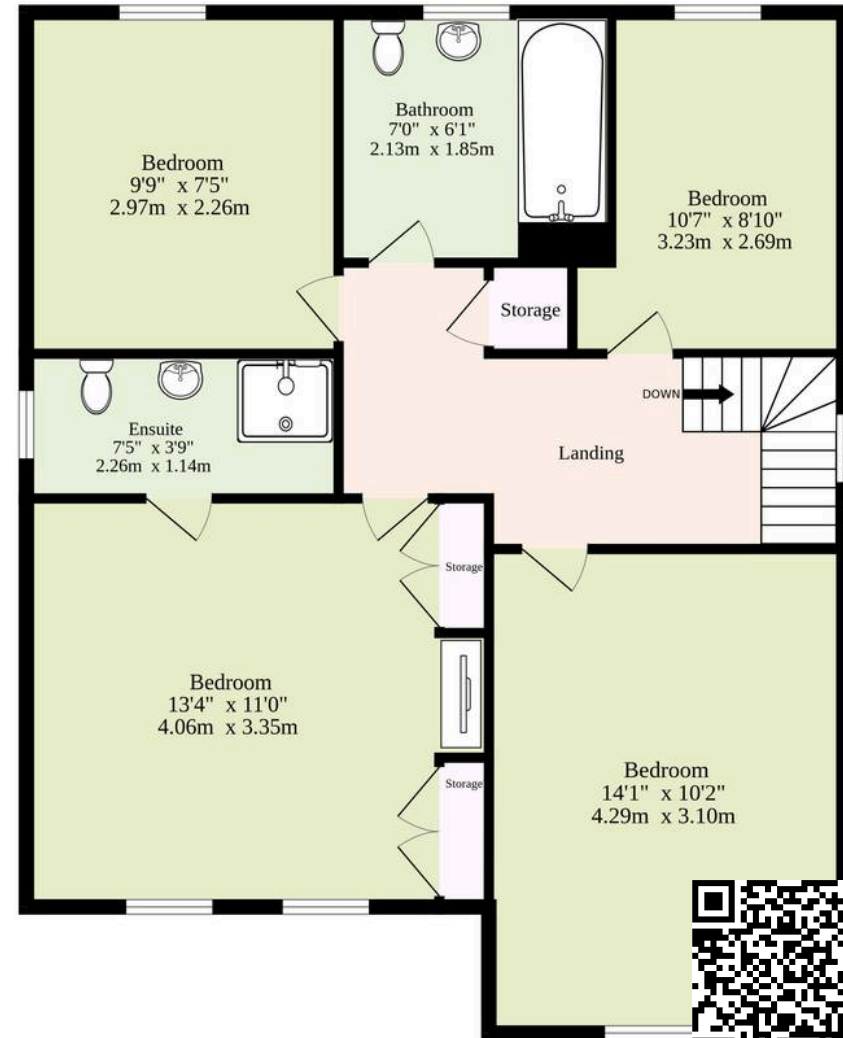
Connected to all mains services.



Ground Floor
606 sq.ft. (56.3 sq.m.) approx.



1st Floor
650 sq.ft. (60.4 sq.m.) approx.



Including Garage

TOTAL FLOOR AREA : 1256 sq.ft. (116.7 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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