



Bertram Way, Norwich - NR1 1EU





## Bertram Way

Norwich

Situated in this SOUGHT AFTER DEVELOPMENT, within walking distance to the CITY CENTRE and TRAIN STATION, this EXPANSIVE LINK DETACHED TOWNHOUSE, boasts over 1770 Sq.Ft (stms) of accommodation with the converted GARAGE making an ideal home STUDIO or GYM. Externally, DRIVEWAY PARKING can be found to the side of the property and FULLY ENCLOSED and PRIVATE GARDEN to the rear. The accommodation is split over three floors consisting of a generous HALLWAY ENTRANCE with stairs to the first floor, with a dual aspect SNUG to the right a DOUBLE BEDROOM to the left, useful UTILITY ROOM opens to the garden. The FAMILY BATHROOM and converted GARAGE can be found opposite. The first floor offers an open KITCHEN and DINING ROOM with integrated appliances, double doors lead to the SITTING ROOM and beyond to the second RECEPTION ROOM enjoying ample integral storage. On the second floor, THREE BEDROOMS can be found from the galleried landing with the MAIN BEDROOM offering integral storage and an ENSUITE BATHROOM, with a second FAMILY BATHROOM completing the accommodation.



Council Tax band: E

Tenure: Freehold

EPC Energy Efficiency Rating: C

- Expansive Linked Detached Townhouse
- Five Bedrooms
- Extending over 1770 Sq.Ft (stms)
- Two 17' Reception Rooms
- Driveway Parking & Garage
- Converted Garage Making Perfect Studio/ Gym
- Private & Enclosed Garden
- Walking Distance to City Centre & Train Station

Located on the fringes of Norwich City Centre to provide an urban retreat, whilst being far enough away from the hustle and bustle, but within convenient walking distance to the football ground, train station and Riverside complex. A number of pubs, cafes, restaurants, cinema and bars can be found along with a fantastic shopping outlet. Easy access to main road links can be found in particular the A11 and A47.

#### SETTING THE SCENE

Prominently positioned occupying a substantial corner plot on this quiet cul-de-sac, with driveway parking and further off-road parking to the side of the property. Flagstone patio walkway leads from the driveway space to the main entrance, bordered with shingle and shrubs.





## THE GRAND TOUR

Stepping inside, the spacious and wide hallway entrance is finished with engineered oak wood flooring with stairs rising to the first floor and useful integral storage cupboard below. Further cupboard space can be found from double doors next to the entrance, perfect for storing coats and shoes. To the right, a dual aspect snug can be found, with a light and bright feel and continued engineered wood flooring. Opposite, the first double bedroom also enjoys a dual aspect from hardwood double glazed windows and French doors opening to the garden. Further, the utility room offers floor base storage cupboards with ample worktop space, sink, inbuilt washing machine, separate integral drier and space for white goods with a further French door to the garden. To the right of the stairs, the first bathroom offers a contemporary three piece suite with glass enclosed shower cubicle, tiled flooring for ease of maintenance and a useful heated towel rail. Adjacent, a door leads to the converted garage space, now fully insulated and plaster boarded, this space makes an ideal home studio or gym, also with useful access to the garden.

Ascending the staircase to the carpeted first floor, doors open to the first sitting room and kitchen and dining space, the kitchen itself offers a u-shaped array of wall and base storage units with tiled splash backs surrounding, additionally including integrated appliances including an oven, hob, extractor, dishwasher and fridge freezer. Moving through the space, double doors open to the sitting room, with carpeted flooring underfoot and an additional door back to the landing. To the far end of the room, a doorway opens to a further sitting room, this room also enjoys a dual aspect with tiled flooring and two integral storage cupboards.

Ascending the second staircase to the top floor, the galleried landing boasts a built in airing cupboard and a further storage cupboards with doors opening to the remaining bedrooms.

The main bedroom can be found to the far left, offering further integrated storage, engineered wood flooring and an en-suite bathroom. The en-suite includes a three piece suite with vanity storage space, glass enclosed shower and heated towel rail. The next double room can be found on the other side of the hallway, with plenty of natural light from dual aspect hardwood double glazed windows and generous integrated storage, a further single bedroom is adjacent. Completing the accommodation, the second family bathroom, this time including a three piece suite with a p-shaped bath and shower above with a glass splash back and a further heated towel rail.

## FIND US

Postcode : NR1 1EU

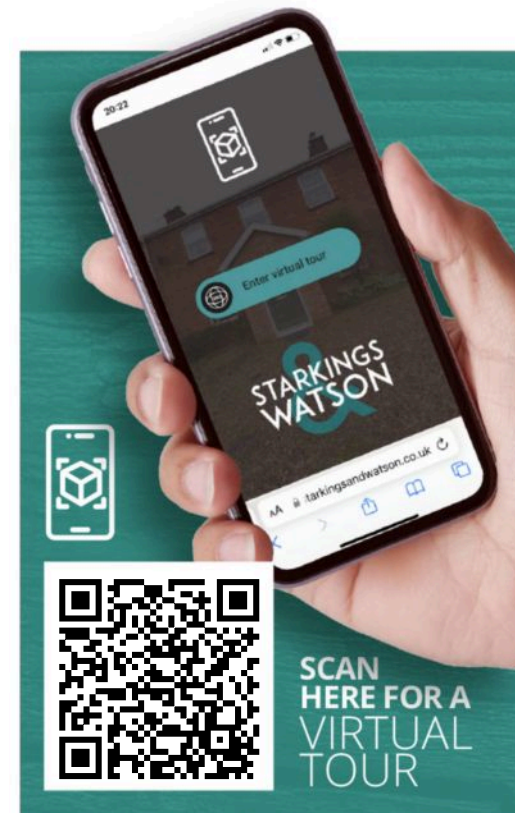
What3Words : ///hugs.photos.gallons

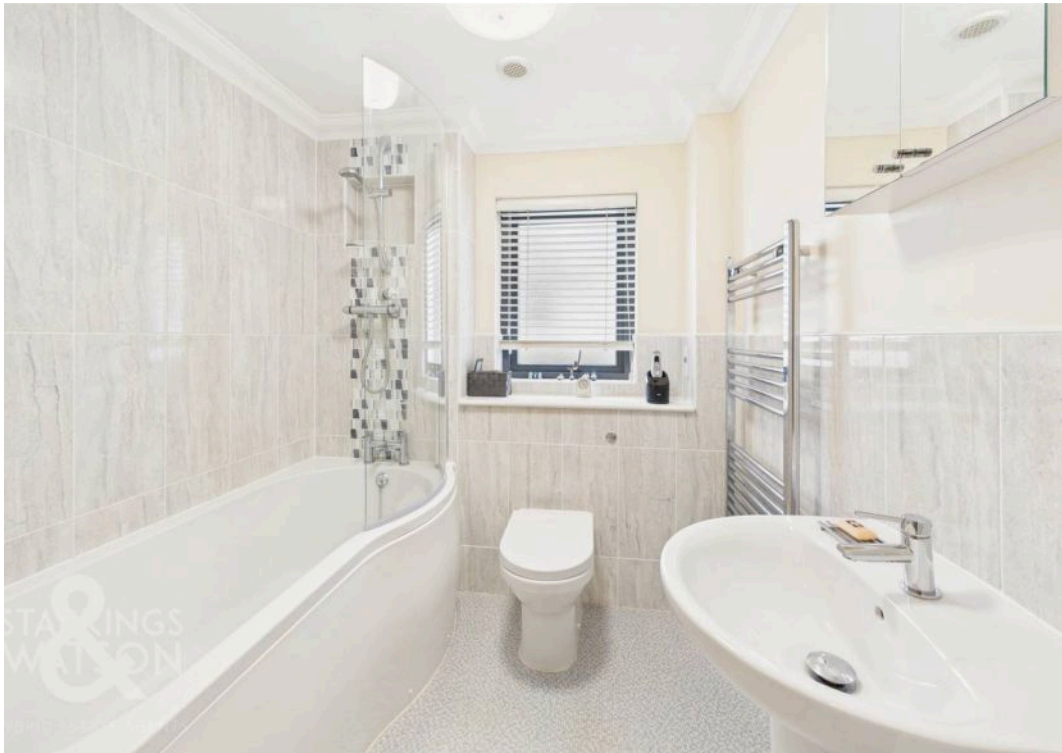
## VIRTUAL TOUR

View our virtual tour for a full 360 degree of the interior of the property.

## AGENTS NOTES

There is an annual service charge of approximately £75 for the upkeep of the communal green space.







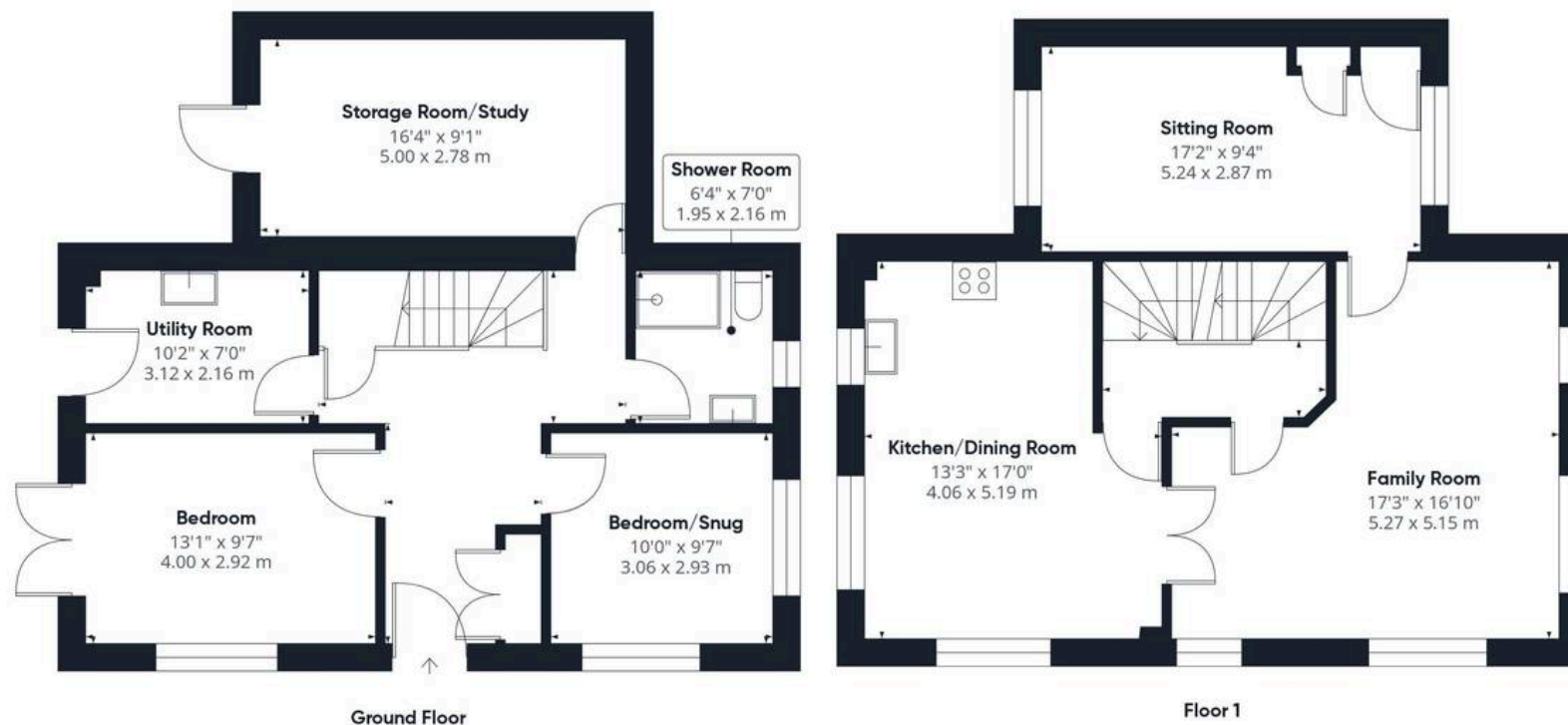


## THE GREAT OUTDOORS

The enclosed and private garden can be accessed from three different points within the property, and a wooden latch and brace gate offers separate access to the street. Beautifully landscaped, the garden unfolds from a patio to a charming feature flagstone area, ideal for outdoor seating and enjoying the summer ambiance. The patio is surrounded by greenery and well-established shrubs. Just a couple of shallow steps lead from the patio to an area laid with artificial grass, providing additional space for seating and convenient outdoor storage. The garden is well-defined, bordered by a brick wall along the street and timber fencing on the other side.



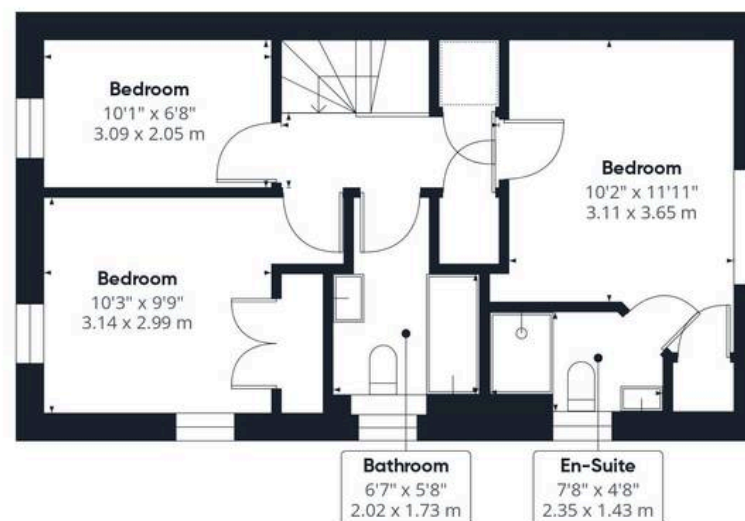




Approximate total area<sup>(1)</sup>

1776 ft<sup>2</sup>

165 m<sup>2</sup>



(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations were based on RICS IPMS 3C standard. Please note that calculations were adjusted by a third party and therefore may not comply with RICS IPMS 3C.

GIRAFFE360





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