



25 COPENHAGEN WAY  
Norwich, Norfolk, NR3 2RB

HAMMOND  
STRATFORD 



# FOR SALE

Offers Over £270,000



**“Stylish and practical end-terrace, benefiting from garage and off-road parking, in a convenient location for the city centre and local amenities.”**

## THE FEATURES

- ✓ Well-presented end-terrace property - an ideal first purchase or potential investment
- ✓ 3 first floor bedrooms; all with fitted wardrobes plus en-suite to main bedroom
- ✓ Kitchen/diner features fitted units, integrated appliances and sliding door to the garden - ideal for entertaining
- ✓ Well-proportioned lounge with useful under-stair storage and attractive electric fireplace
- ✓ Ground floor WC plus first floor family bathroom and en-suite shower room
- ✓ Gas central heating via a Hive smart heating system plus double glazing
- ✓ Fully boarded loft for added convenience
- ✓ Single garage and allocated tandem parking to the front of the property
- ✓ Landscaped rear garden features a central lawn, patio seating areas, raised bed and shrubs
- ✓ Ideally situated for supermarkets, schools, Waterloo Park, major road links and bus routes to Norwich and beyond







## THE PROPERTY

An ideal first purchase or potential investment! This energy efficient property has been thoughtfully styled to create an inviting family home, blending modern comfort and practicality for everyday living. The entrance hall opens onto a practical cloakroom and the spacious lounge which enjoys plenty of natural light, leading through to the modern kitchen/diner with garden access.

Three bedrooms occupy the first floor, all benefiting from built-in storage, complemented by an en-suite shower room to the main bedroom, plus a separate family bathroom. Garage and driveway parking plus a landscaped rear garden add to the compelling package!

## THE OUTSIDE

The property enjoys a tucked away position on a modern development, benefitting from allocated tandem parking in front of the single garage. The garage is to the far right-hand side of the row, directly in front of the property and features a manual up and over door, light and power, providing a secure parking or storage option. An additional garden area to the rear, with right of way access for neighbouring properties, has been incorporated into the entire garden but can be reverted by separate negotiation if required.

A gate to the left-hand side provides access to the enclosed rear garden - a thoughtfully landscaped and well-maintained space, featuring an area of lawn to the centre with 2 patio areas creating an ideal space for outdoor dining or relaxing, framed by shrubs and raised beds.

## THE AREA

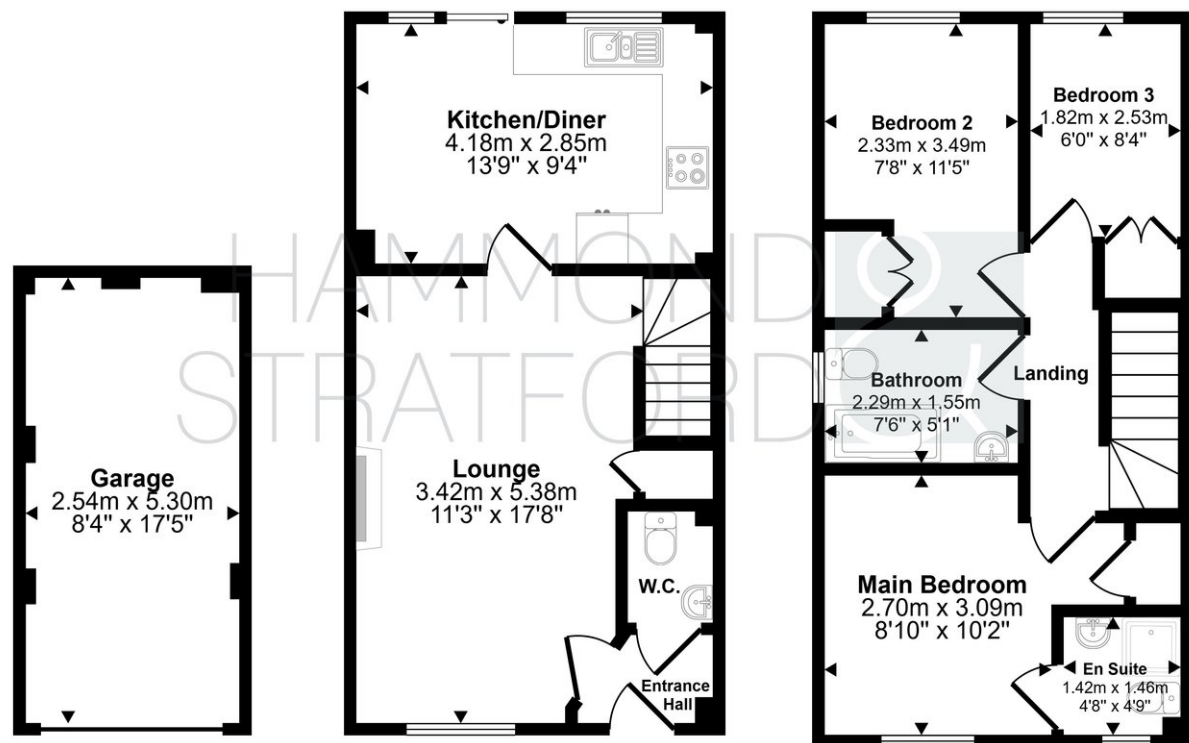
NR3 covers a diverse area just north of Norwich city centre, blending historic streets with modern housing. Popular with first-time buyers and families, it offers a mix of Victorian terraces, suburban homes, and new developments. The area is well-served by local shops, schools, parks, and amenities, while Norwich city centre is within easy reach.

Excellent transport links, including bus routes and access to the ring road, make commuting straightforward. With a strong community feel, riverside walks, and convenient access to both the city and surrounding countryside, NR3 appeals to a wide range of residents seeking affordable, well-connected living.





Approx Gross Internal Area  
85 sq m / 918 sq ft



Garage  
Approx 13 sq m / 145 sq ft

Ground Floor  
Approx 35 sq m / 382 sq ft

First Floor  
Approx 36 sq m / 391 sq ft

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

## Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		88
(69-80) <b>C</b>	74	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		

## DIRECTIONS

Head north from Norwich city centre via Aylsham Road, A1042. Pass the Esso petrol station and Londis convenience store on your left before turning right into Copenhagen Way on the corner of the ATS Euromaster garage and used car dealership complex which runs parallel to Copenhagen Way and the property. Continue straight before turning left into a shared access driveway for the terraces, where the property can be found in the far right-hand corner.

## AGENTS NOTE

Please contact the office for further information regarding the rear boundary.

## TENURE

Freehold

## LOCAL AUTHORITY

Norwich City Council

## COUNCIL TAX BAND

C

IMPORTANT: These sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon and are approx. If floor plans are included, they are for guidance and illustration purposes only and may not be to scale. If any matters are likely to affect your decision to buy, please let us know before viewing the property.



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