



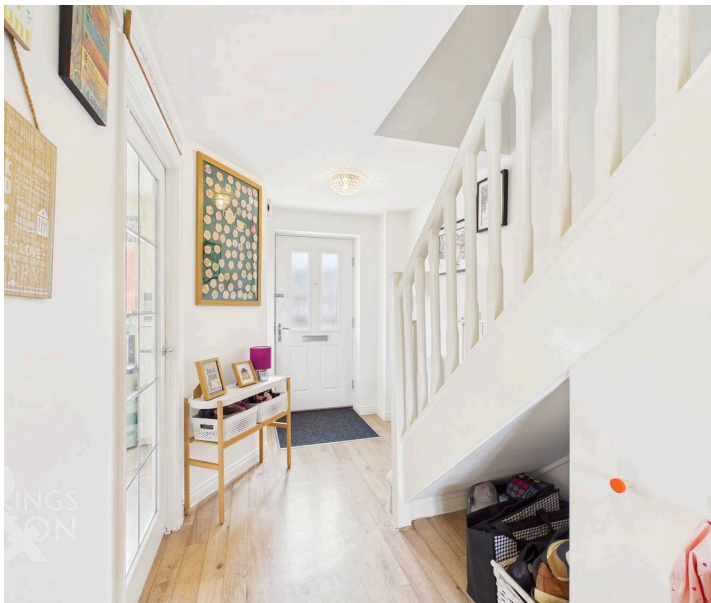
Minotaur Way, Norwich - NR5 0UZ



Minotaur Way

Norwich

This well presented SEMI-DETACHED FAMILY HOME offers a welcoming blend of comfort and practicality, ideally positioned within close proximity to the UEA, HOSPITAL, TRANSPORT LINKS and LOCAL AMENITIES. Step through the inviting HALLWAY ENTRANCE and discover a spacious 15' SITTING/ DINING ROOM, complete with FRENCH DOORS that seamlessly connect the indoors to the garden, creating a bright and airy atmosphere perfect for family living or entertaining guests. The MODERN KITCHEN/ BREAKFAST ROOM is thoughtfully designed with AMPLE STORAGE and INTEGRATED APPLIANCES ideal for busy mornings or relaxed weekend brunches, while a convenient GROUND FLOOR W.C. adds everyday practicality. Upstairs, the landing leads to THREE WELL-PROPORTIONED BEDROOMS, providing flexible accommodation for families or those seeking a dedicated home office. The MAIN BEDROOM benefits from a PRIVATE ENSUITE SHOWER ROOM, while a CONTEMPORARY FAMILY BATHROOM serves the remaining bedrooms, ensuring comfort and convenience for all.



Step outside and embrace THE GREAT OUTDOORS with a LARGER THAN AVERAGE, PRIVATE and FULLY ENCLOSED GARDEN. Adjacent, the property boasts TANDEM DRIVEWAY PARKING leading to a DETACHED GARAGE accessed from an up-and-over door.

Council Tax band: C

Tenure: Freehold

EPC Energy Efficiency Rating: B

- Well Presented Semi-Detached Family Home
- Within Close Proximity To The UEA/ Hospital, Transport Links & Local Amenities
- 15' Sitting/ Dining Room With French Doors Opening To The Garden
- Kitchen/ Breakfast Room With Ample Storage & Integrated Appliances
- Three Bedrooms Opening From The Landing
- Ground Floor W.C, Family Bathroom & Ensuite Shower Room
- Larger Than Average Private & Enclosed Garden
- Adjacent Tandem Driveway Parking & Detached Garage



Nearby you will find a variety of local amenities including shops, hardware store, post office etc. Local schooling is located close by up to Secondary level, whilst a wealth of public transport leads to Norwich and the nearby Retail Parks. To the rear of the property, access leads to the local play area and Marriott' Way for walks and cycling. A variety of bus routes lead to Norwich City Centre, with Longwater Retail Park located only a short drive with a park and ride bus service into Norwich.

SETTING THE SCENE

Set back from the road and tucked away at the end of the cul-de-sac, the property enjoys an attractive, low maintenance frontage predominantly laid to shingle. A flagstone pathway leads to the main entrance, sheltered beneath an open porch.

THE GRAND TOUR

Stepping inside, the light and bright entrance hall features hard flooring underfoot for ease of maintenance, while stairs rise to the first floor with useful integrated storage tucked beneath. A convenient two piece WC is also positioned off the hallway, providing an ideal facility for guests. To the right, the well proportioned kitchen/breakfast room offers plentiful storage from a comprehensive range of wall and base units, complemented by integrated appliances including a double oven, four burner gas hob and extractor above. Freestanding space is provided for a fridge/ freezer, while under counter space and plumbing are available for both a washing machine and dishwasher. At the end of the hallway, the heart of the home is the impressive 15' open plan sitting and dining room. Continued wood effect flooring runs underfoot, while the generous proportions comfortably accommodate a variety of soft furnishing arrangements alongside a formal dining table. uPVC double glazed windows and French doors opening directly onto the garden patio provide an abundance of natural light and create a pleasant connection with the outside space.

Ascending to the carpeted first floor landing, loft access is available overhead, while doors lead to three well proportioned bedrooms, comprising two comfortable doubles and a single bedroom. All three rooms feature carpeted flooring, uPVC double glazed windows and radiators. The principal bedroom benefits from its own three piece ensuite shower room, featuring a glass enclosed shower cubicle and wall-mounted heated towel rail. The remaining bedrooms are served by the three piece family bathroom, which includes a shower over the bath, glass splashback and wall mounted heated towel rail.

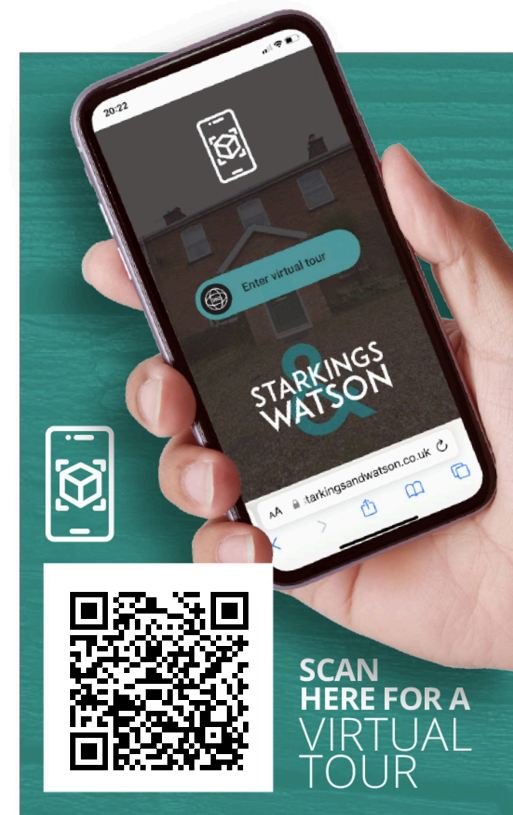
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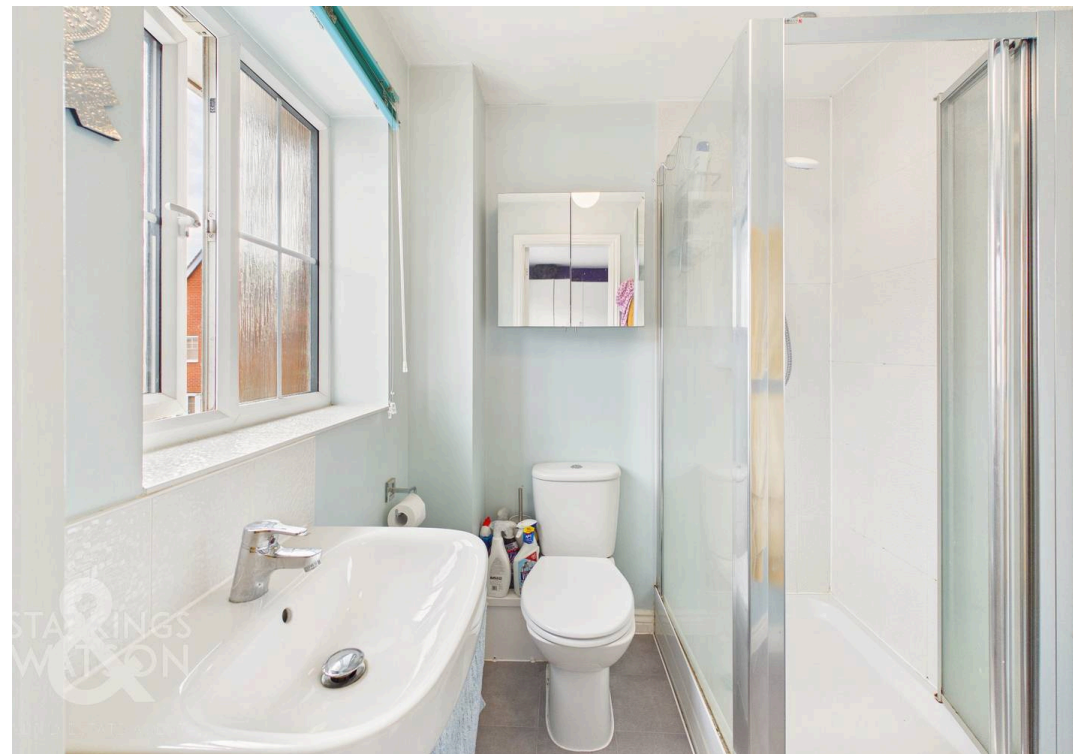
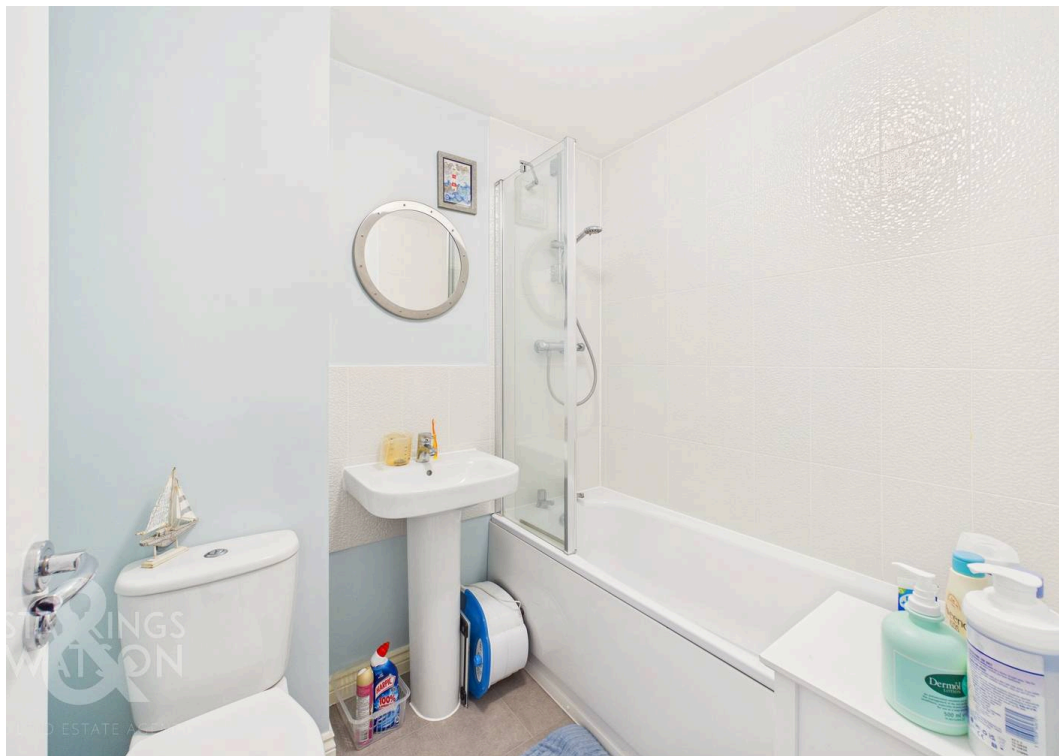
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VIRTUAL TOUR

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







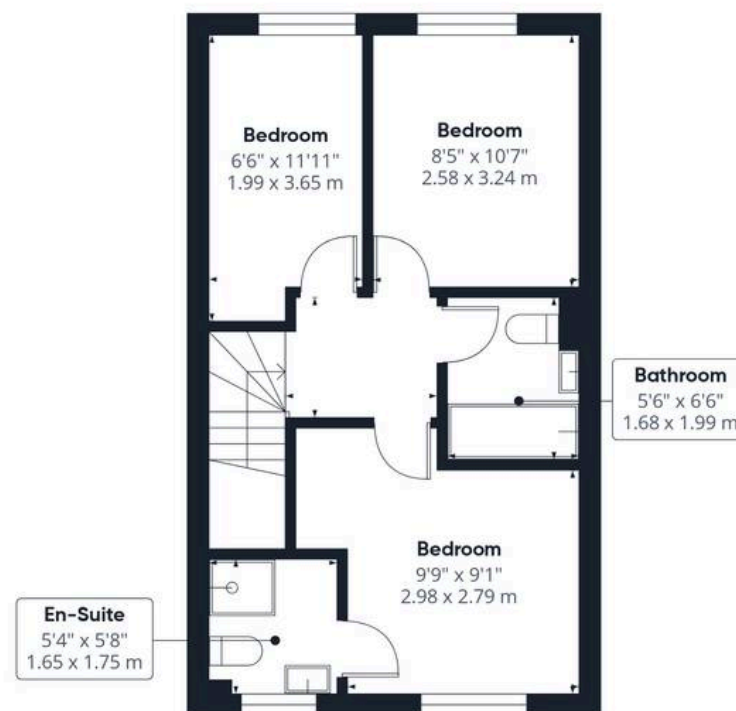
THE GREAT OUTDOORS

Stepping outside, the rear garden is private and fully enclosed by timber panel fencing. Immediately beyond the property is a combination of shingle and flagstone patio, providing an ideal space for outdoor furniture. A wooden latch-and-brace gate gives access to the driveway, while a pedestrian door provides direct access into the garage. The remainder of the garden is predominantly laid to a well maintained lawn, with borders planted with a variety of established shrubs and planting, creating an attractive and practical outdoor space.





Ground Floor



Floor 1

Approximate total area⁽¹⁾

780 ft²

72.6 m²

Reduced headroom

10 ft²

0.9 m²

(1) Excluding balconies and terraces

Reduced headroom

..... Below 5 ft/1.5 m

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360





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