

Britannia Way, Norwich - NR5 0UW

STARKINGS & WATSON

HYBRID ESTATE AGENTS







Britannia Way

Norwich

This IMMACULATELY PRESENTED FOUR/FIVE BEDROOM DETACHED HOUSE, built by Taylor Wimpey in 2018, offers over 1,500 sq ft of accommodation, with a layout designed for comfortable family living. The property combines generous proportions with versatile spaces, beginning with a BAY FRONTED SITTING ROOM that provides a welcoming setting for relaxing and entertaining. At the heart of the home, the impressive 28 FOOT KITCHEN AND DINING ROOM offers ample space for cooking, dining and spending time together, with French doors connecting the room to the rear garden. A SEPARATE STUDY/BEDROOM adds flexibility for those working from home or seeking a dedicated space away from the main living areas. A useful UTILITY ROOM and GROUND FLOOR WC complete the practical accommodation on this level. Upstairs, FOUR GENEROUS DOUBLE BEDROOMS offer plenty of room for family members and guests, with various fitted storage options helping to keep the spaces organised. The combination of well proportioned bedrooms and separate living areas makes this a home that can adapt to changing needs.

With 16 SOLAR PANELS, the property also benefits from a feature that complements modern living. Its position close to LOCAL AMENITIES AND TRANSPORT LINKS adds further appeal, making everyday journeys and access to nearby facilities convenient. Externally there is a DOUBLE GARAGE with ample DRIVEWAY PARKING to the front for multiple vehicles, a well kept lawned garden, fully enclosed with a SUNNY ASPECT.

Council Tax band: D
Tenure: Freehold
EPC Energy Efficiency Rating: A

- Immaculately Presented Taylor Wimpey Built Detached House With Over 1500 sqft of Accommodation
- 28' Kitchen/Dining Room, Bay Fronted Sitting Room & Separate Study/Fifth Bedroom
- Utility / Ground Floor WC
- Four Generous Double Bedrooms With Various Fitted Storage Options With Possible Fifth Bedroom Downstairs
- Large Rear Garden With Landscaping Possibilities
- Driveway Parking With Double Garage & EV Charger
- 16 Solar Panels
- Close To Local Amenities and Transport Links



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

Using the ‘no through road’ off Britannia Road there is a block paved driveway to the side of the house leading to the attached double garage with plenty of driveway parking in front for multiple vehicles. There is a well kept front garden with pathway leading to the main entrance door which is covered with a storm porch. The driveway provides an EV car charger.

THE GRAND TOUR

Entering the house via the main entrance door to the front there is a spacious entrance hallway with tiled flooring and stairs ahead to the first floor landing. There is understairs storage as well as access to all main rooms leading off the hallway. To the front you will find a separate study/bedroom ideal for home working with an adjacent wc / utility with space for white goods. The impressive sitting room accessed via double internal doors offers an attractive bay window with plenty of space for soft furnishings. Double internal doors lead full circle to the kitchen/dining room to the rear. The kitchen/dining room spans the whole width of the house with two sets of double doors onto the rear garden. The dining area provides plenty of space for a large table and flows into the kitchen section which benefits from a breakfast bar. The kitchen offers a range of wall and base level units with rolled edge worktops over. There is an integrated double eye level oven, gas hob as well as space for fridge/freezer.

Heading up to the first floor landing there are four generous bedrooms off the landing as well as the family bathroom. The master bedroom benefits from fitted wardrobes as well as a well fitted en-suite with shower , w/c, vanity unit and hand wash basin. The second bedroom also benefits from fitted wardrobes with the main family bathroom being fully tiled with a bath, vanity unit and shower over, w/c and hand wash basin.

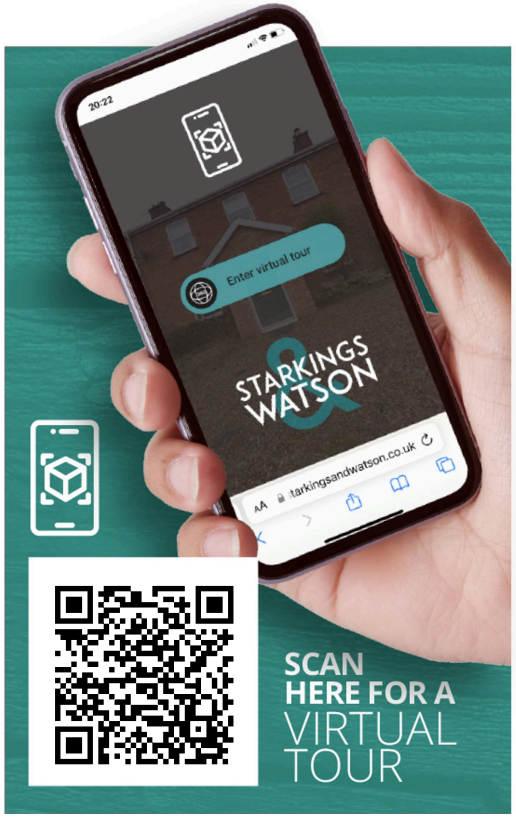
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VIRTUAL TOUR

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








LOUIS VUITTON







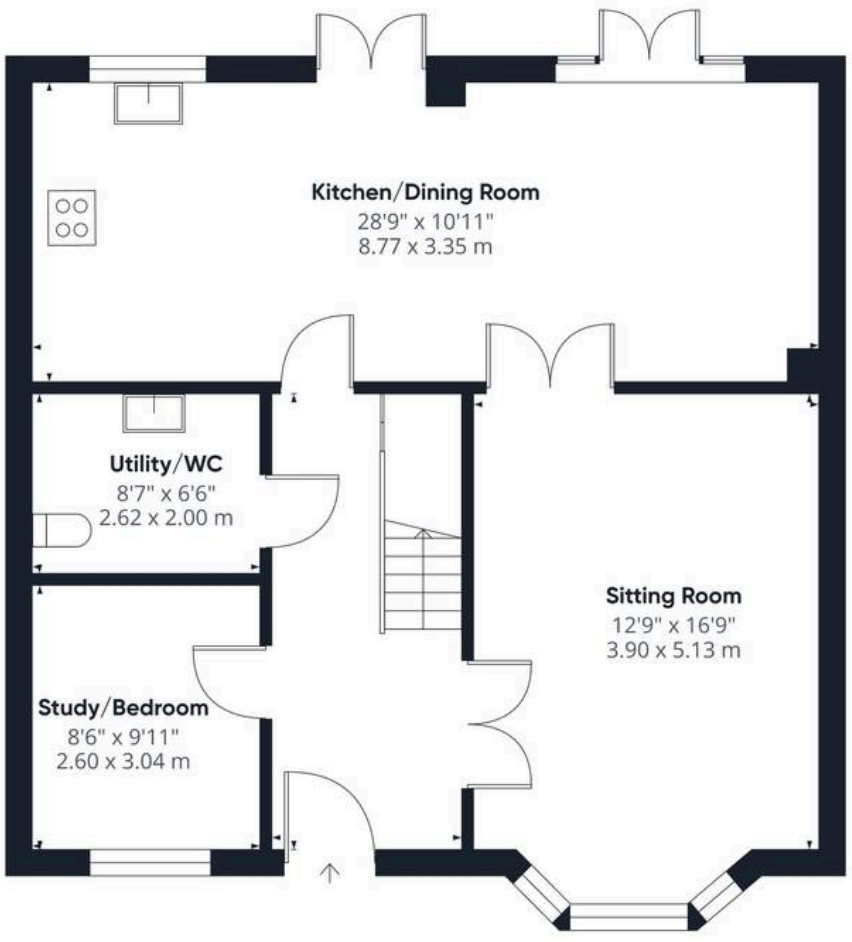


THE GREAT OUTDOORS

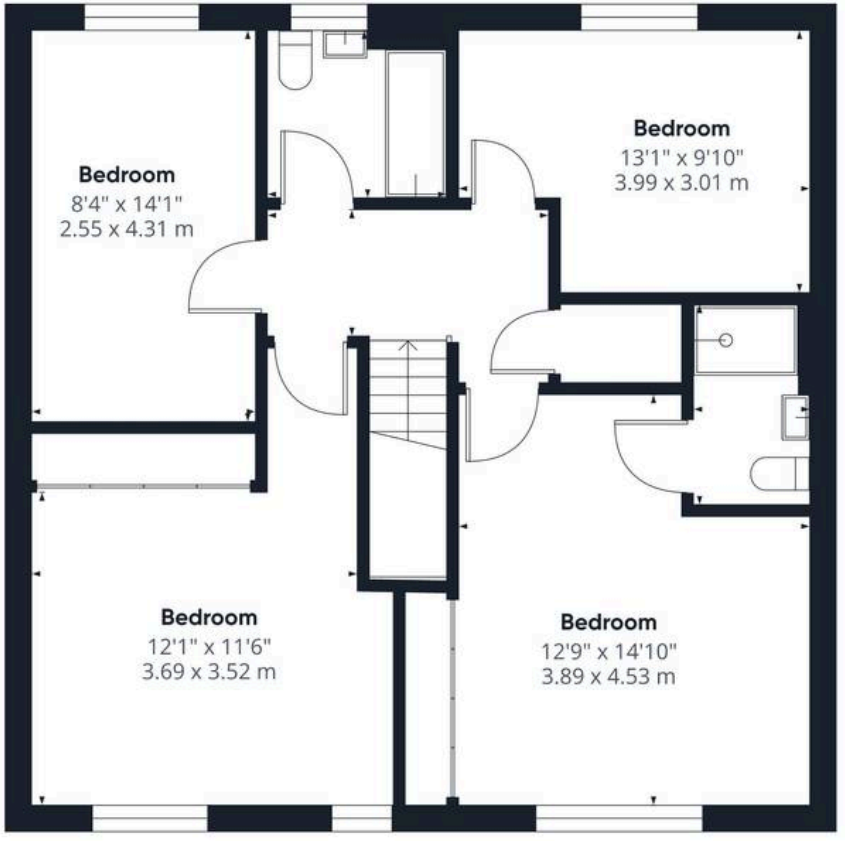
The rear garden is an impressive size. access via one of the French doors in the kitchen / dining room you will find a small patio area suitable for outside dining and entertaining. The main part of the garden is laid to lawn, with plenty of room for growing families to play. In the far left hand corner, a selection of mature trees and bushes create colour, with plenty of space to extend this part of the garden if you should choose too. Access into the garage is available via side door, and a path between these two buildings take you to a wooden gate, and onto the front driveway where an up and over door to the front of the garage is found containing plug sockets and lighting, and an external EV car charger.

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Ground Floor



Floor 1

Approximate total area(1)

1545 ft²

143.6 m²

(1) Excluding balconies and terraces

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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