

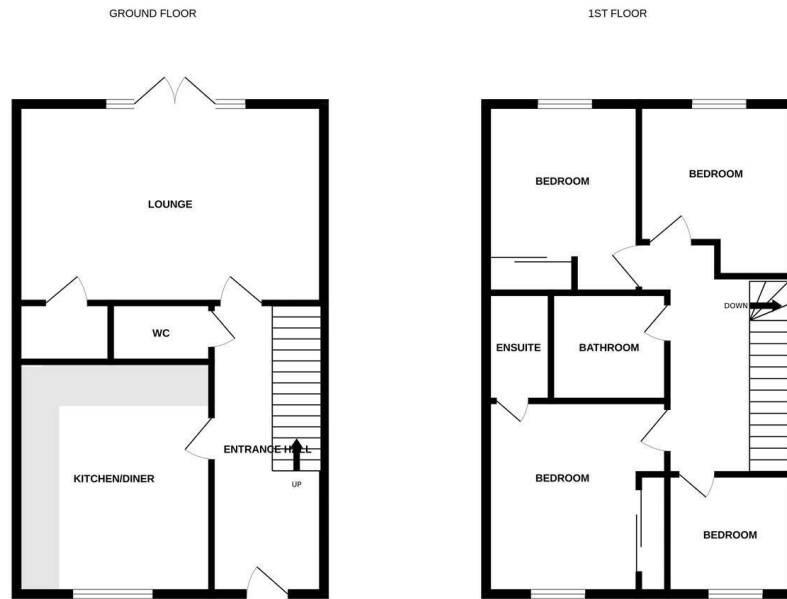


59 Britannia Way | | Norwich | NR5 0UW

Guide Price £350,000

****GUIDE PRICE £350,000 - £365,000 STUNNING DETACHED MODERN FAMILY HOME OFFERED WITH NO ONWARD CHAIN**** Gilson Bailey are delighted to present this beautiful and modern four-bedroom detached family home, ideally positioned in the highly sought-after suburb of Costessey. Stylishly presented throughout, the accommodation comprises a welcoming entrance hall, comfortable lounge, stunning contemporary kitchen/diner and WC to the ground floor. Upstairs, there are four well-proportioned bedrooms and a family bathroom off the landing, with the principal bedroom benefiting from its own en-suite shower room. Externally, the property boasts a large driveway providing ample off-road parking leading to a garage with power and lighting, along with a landscaped rear garden – perfect for family life and outdoor entertaining. Further benefits include double glazing, gas central heating and the added advantage of no onward chain, making this an exceptional opportunity for families seeking a ready-to-move-into home. Early viewing is highly recommended.





Whilst every attempt has been made to ensure the accuracy of the floorplan, 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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Location

Costessey can be found to the west of Norwich with a selection of amenities including good primary and secondary schooling, selection of shops, popular local pubs and restaurants, also good access to the University of East Anglia, University Hospital, A47 Southern Bypass and good public transport links in and out of the city centre.

Accommodation Comprises

Front door to:

Entrance Hall

Doors to lounge, kitchen/diner, WC and stairs to first floor.

Lounge 18'8" x 12'0"

Patio doors, radiator, large storage cupboard.

Kitchen/Diner 14'0" x 11'10"

Fitted wall and base units with worktops over, sink and drainer, fitted hob and oven, integrated fridge/freezer, washing machine, tumble dryer and dishwasher, double glazed window, radiator.

WC 6'0" x 3'8"

Low level WC, hand wash basin, radiator.

First Floor Landing

Doors to four bedrooms and bathroom.

Bedroom One 11'8" x 10'8"

Double glazed window, radiator, built in wardrobe.

En-Suite 6'6" x 3'10"

Shower cubicle, low level WC, hand wash basin, radiator, extractor fan.

Bedroom Two 11'5" x 9'2"

Double glazed window, radiator, built in wardrobe.

Bedroom Three 10'9" x 9'2"

Double glazed window, radiator.

Bedroom Four 7'7" x 7'3"

Double glazed window, radiator.

Bathroom 6'8" x 6'5"

Panelled bath with shower over, low level WC, hand wash basin, radiator, extractor fan.

Outside Front

Small front garden and large driveway with EV charger providing ample off road parking leading to a single garage with power and lighting.

Outside Rear

Patio seating area, lawned garden, plant borders, enclosed by timber fencing with side gate access.

Local Authority

South Norfolk District Council, Tax Band D.


Tenure

Freehold

Utilities

Fibre to the property.
Mains gas, water and electric.


Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		93
(81-91) B	83	
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Local Authority

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Tenure

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Please note that we have not tested any apparatus, equipment, fixtures, fittings or services and as so cannot verify that they are in working order or fit for their purpose. Gilson Bailey cannot guarantee the accuracy of the information provided. This is provided as a guide to the property and an inspection of the property is recommended.