



Bertram Way, Norwich - NR1 1EU



## Bertram Way

Norwich

NO CHAIN. This IMPRESSIVE FOUR BEDROOM TERRACED HOUSE offers a RARE OPPORTUNITY to secure spacious, flexible accommodation in a HIGHLY SOUGHT AFTER CITY CENTRE LOCATION. Arranged over THREE WELL-PROPORTIONED FLOORS and boasting OVER 1270 SQ. FT OF LIVING SPACE (stms), this property has been RECENTLY REDECORATED and FULLY PAINTED, creating a BRIGHT AND INVITING INTERIOR throughout. Step inside to a welcoming entrance hall leading to a VERSATILE GROUND FLOOR BEDROOM (ideal as a guest room or study), a modern ground floor WC, and UTILITY ROOM. Ascend to the first floor to discover a LARGE SWEEPING SITTING ROOM, seamlessly flowing into the OPEN PLAN DINING ROOM/KITCHEN, complete with INTEGRATED APPLIANCES and ample space for entertaining. The upper floor features THREE WELL-APPOINTED BEDROOMS, including a PRINCIPAL BEDROOM WITH A MODERNISED EN-SUITE SHOWER ROOM, alongside a CONTEMPORARY FAMILY BATHROOM SUITE. The rear garden is PRIVATE and FULLY ENCLOSED giving a rare haven to enjoy the warmer months.

The property also benefits from RARELY FOUND OFF ROAD PARKING, and GARAGE ensuring convenience in this vibrant city setting, while being just a SHORT WALK TO THE CITY CENTRE and MAINLINE TRAIN STATION.

Council Tax band: D

Tenure: Freehold

EPC Energy Efficiency Rating: C

- No Chain.
- Mid-Terrace Town House With Over 1270 Sq. Ft Of Accommodation Over Three Levels (stms)
- Large Sweeping Sitting Room Flowing Into A Dining Room/Kitchen With Integrated Appliances
- Four Bedrooms Covering The Ground & Second Floors
- Family Bathroom Suite, Modernised En-Suite & Ground Floor WC
- Private Rear Garden
- Much Sought After City Centre Location With Rarely Found Off Road Parking & Integral Garage
- Short Walk To City Centre & Mainline Train Station



Located in the heart 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

The property can be found set back from the main street in a private development where a communal driveway leads towards a private shingle drive with ability to add further parking to the right hand side if desired. An up and over garage door provides rare city centre storage with access doors to the home sitting to the right hand side of this.

#### THE GRAND TOUR

Once inside a long central hallway is a full wooden effect flooring granting access to all accommodation on the ground floor as well as handy two piece WC immediately to your right and utility room at the very end of the hallway with space and plumbing for white goods and appliances. Just off to the side of this is a versatile fourth bedroom ideal to be used as a further reception room, guest room or home office depending on need.

The first floor opens with a free flowing sweeping layout giving all of the main daytime living accommodation to the front of the home and L-shaped sitting and dining room is fronted by large uPVC double glazed windows and aid of all hard wearing wooden effect flooring with doors opening to the rear of the home where a fitted kitchen boasts contemporary wall and base mounted cabinetry along alongside integrated appliances to include an oven and hob with extraction above. This bright and airy living area is conducive to potential choice of layouts off soft furnishings with a choice in layouts to be had depending on requirements.

Three bedrooms can be found to the second floor with the larger situated at the front of the property benefiting from built in wardrobes and a modernized ensuite shower room circa 2025 with two further bedrooms at the rear of the home. Sat between each of the bedrooms is the three piece family bathroom suite with modern textured tiling, tall heated towel rail and tile flooring.

#### FIND US

Postcode : NR1 1EU

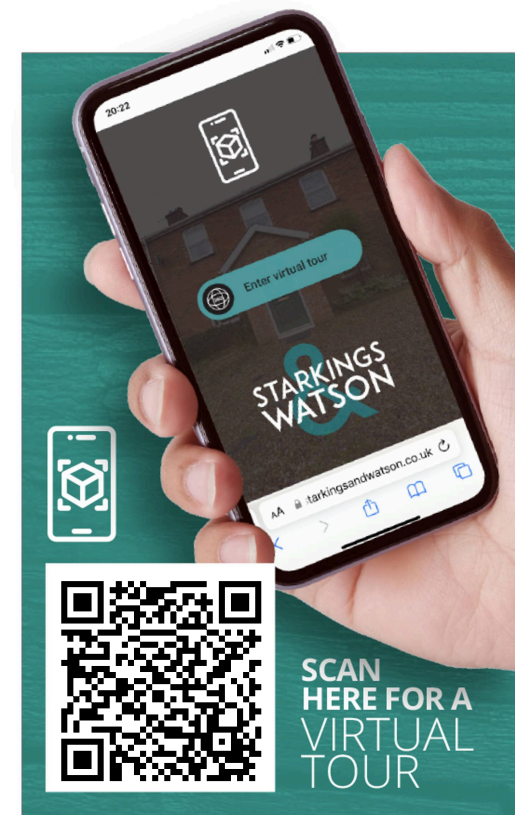
What3Words : ///roofs.sock.cope

#### VIRTUAL TOUR

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

#### AGENTS NOTES

The property is subject to a yearly maintenance charge for the upkeep of communal areas and driveways of £55.



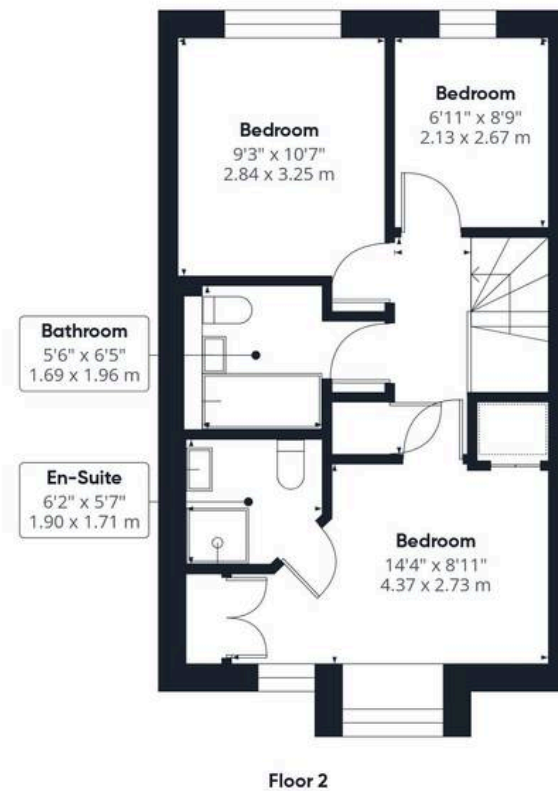
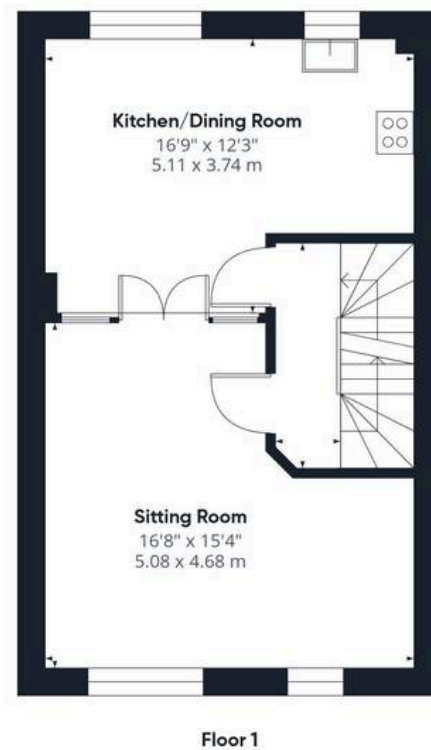
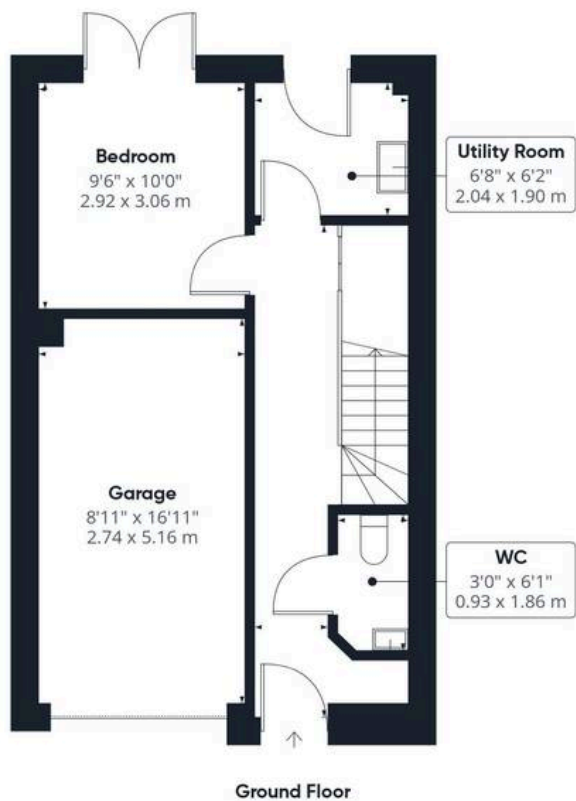




## THE GREAT OUTDOORS

The rear garden is fully enclosed to both sides on the very rear with timber panel fencing creating a private feel with low maintenance patio seating areas and raised planting beds.





**Approximate total area<sup>(1)</sup>**  
1273 ft<sup>2</sup>  
118.5 m<sup>2</sup>

(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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Disclaimer: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.