



## 35 Britannia Way | | Norwich | NR5 0UW

**£300,000**

Situated in the popular Costessey area of Norwich, this spacious three-storey home offers flexible living and a modern finish throughout—ideal for families or anyone looking for extra room to grow. The interiors are presented in neutral tones, creating a bright and adaptable space that's ready to suit a variety of styles.

On the ground floor, the property opens into a welcoming hallway with a handy WC, leading through to a contemporary kitchen fitted with integrated appliances and space for casual dining. To the rear, a generous lounge and dining area provides the perfect setting for everyday living, with large doors allowing plenty of natural light and direct access to the private garden.

The upper floors host four comfortable bedrooms, including a well-designed principal bedroom complete with built-in wardrobes and its own ensuite shower room. A modern family bathroom serves the additional bedrooms, while a useful box room offers scope for a home office, dressing room, or extra storage.

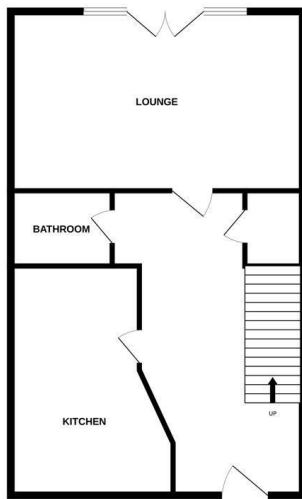
Outside, the home benefits from a tidy front lawn and a tandem driveway with a carport, offering practical off-road parking. The rear garden is particularly appealing, enjoying a good level of privacy with no direct overlooking properties.

Offering a great balance of space, comfort, and location, this property presents an excellent opportunity in a well-connected and peaceful setting.

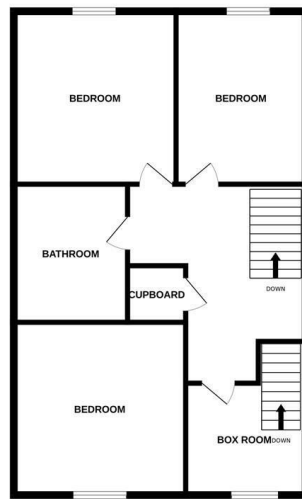


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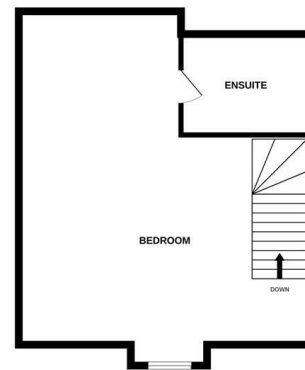
GROUND FLOOR  
821 sq.ft. (76.3 sq.m.) approx.



1ST FLOOR  
821 sq.ft. (76.2 sq.m.) approx.



2ND FLOOR  
558 sq.ft. (51.8 sq.m.) approx.



TOTAL FLOOR AREA : 2199 sq.ft. (204.3 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, 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:**

**Accommodation comprises:**

Door to:

**Entrance Hall:**

Doors to Kitchen, Lounge and downstairs WC.

**Kitchen: 11'3" x 10'7"**

The kitchen is beautifully designed in a soft nude colour with fully integrated appliances, a small dining nook area and a double glazed window to front aspect.

**Lounge: 16'0" x 13'10"**

The large sitting and dining area is filled with natural light, carpeted for comfort, and includes patio doors that open onto the garden, perfect for family gatherings or relaxing outdoors.

**WC:**

Low level WC, Hand wash basin and radiator.

**First Floor Landing:**

Doors to three bedrooms and the family bathroom.

**Bedroom Two: 11'1" x 9'10"**

Radiator and double glazed window to rear aspect.

**Bedroom Three: 10'9" x 8'11"**

Radiator and double glazed window to front aspect.

**Bedroom Four:**

Radiator and double glazed window to rear aspect.

**Bathroom:**

Low level WC, Hand wash basin, Bath with shower overhead.

**Box Room:**

Window to front aspect and staircase to bedroom One.

**Bedroom One:**

Two Velux windows, door to en-suit and top of the range sharps built in wardrobes.

**En-suite**

Shower cubicle, Low level WC and Hand wash basin.

**Outside Front:**

Tandem driveway with carport, providing ample and convenient off-road parking

**Outside Rear:**

The garden is a real highlight, offering a lawn, patio, and a gravelled seating area, with a level of privacy that is rare for a new home.

**Tenure:**

Freehold

**Utilities:**

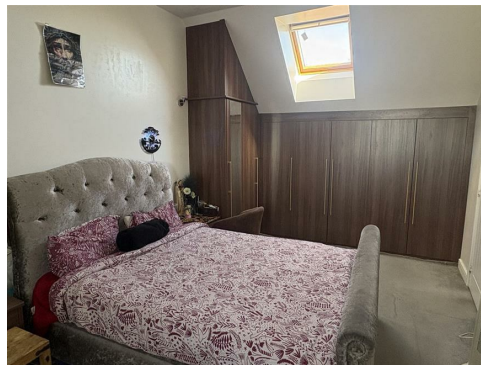
Fibre to the cabinet broadband available.  
Mains water and electric.


**Local Authority:**

South Norfolk - Tax Band C

**Disclaimer:**

To comply with Anti-Money Laundering (AML) regulations, successful buyers must complete the required AML checks and provide proof of funds. A non-refundable fee of £60 including VAT is payable per purchaser, per transaction, including any individuals contributing or gifting funds towards the purchase. Fees are payable for up to a maximum of two purchasers, for the transaction, any additional parties checks will be covered by these fees. This fee must be paid directly to Gilson Bailey & Partners Ltd. All required checks must be completed before a memorandum of sale can be issued.


**Energy Efficiency Rating**

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>	<b>84</b>	
(69-80) <b>C</b>		
(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		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

**Local Authority**

South Norfolk

**Tenure**

Freehold

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.