



Britannia Way, Norwich - NR5 0UW

**STARKINGS  
&  
WATSON**

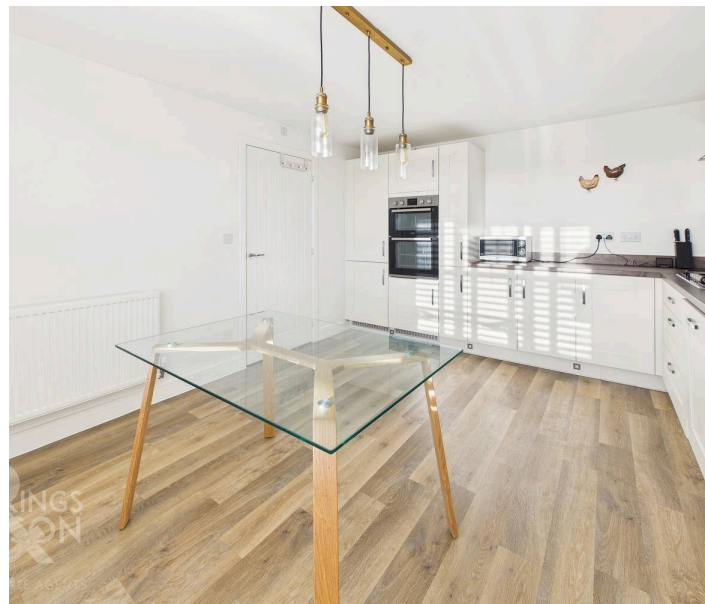
HYBRID ESTATE AGENTS



## Britannia Way

Norwich

NO CHAIN. this DETACHED FAMILY HOME sits at the edge of this ever popular development being within easy access of a full range of amenities, public transport links and schooling while benefitting from MULTIPLE UPGRADED FEATURES. With a floor space reaching over 1060 Sq. Ft (stms) this home offers sizeable living spaces including an 18' SITTING ROOM backing onto the LANDSCAPED REAR GARDEN with a separate and well proportioned KITCHEN/DINING ROOM boasting a full range of INTEGRATED APPLIANCES. From the first floor landing, FOUR BEDROOMS can be found all sharing use of the THREE PIECE BATHROOM and an EN-SUITE SHOWER ROOM to the main bedroom with ground floor WC also. The owners have taken great care improving and upgrading the garden to make it ATTRACTIVE yet LOW-MAINTENANCE with an extended patio seating area featuring wooden pergola, raised beds and lighting whilst a DRIVEWAY and GARAGE sit to the side of the home.



Council Tax band: D

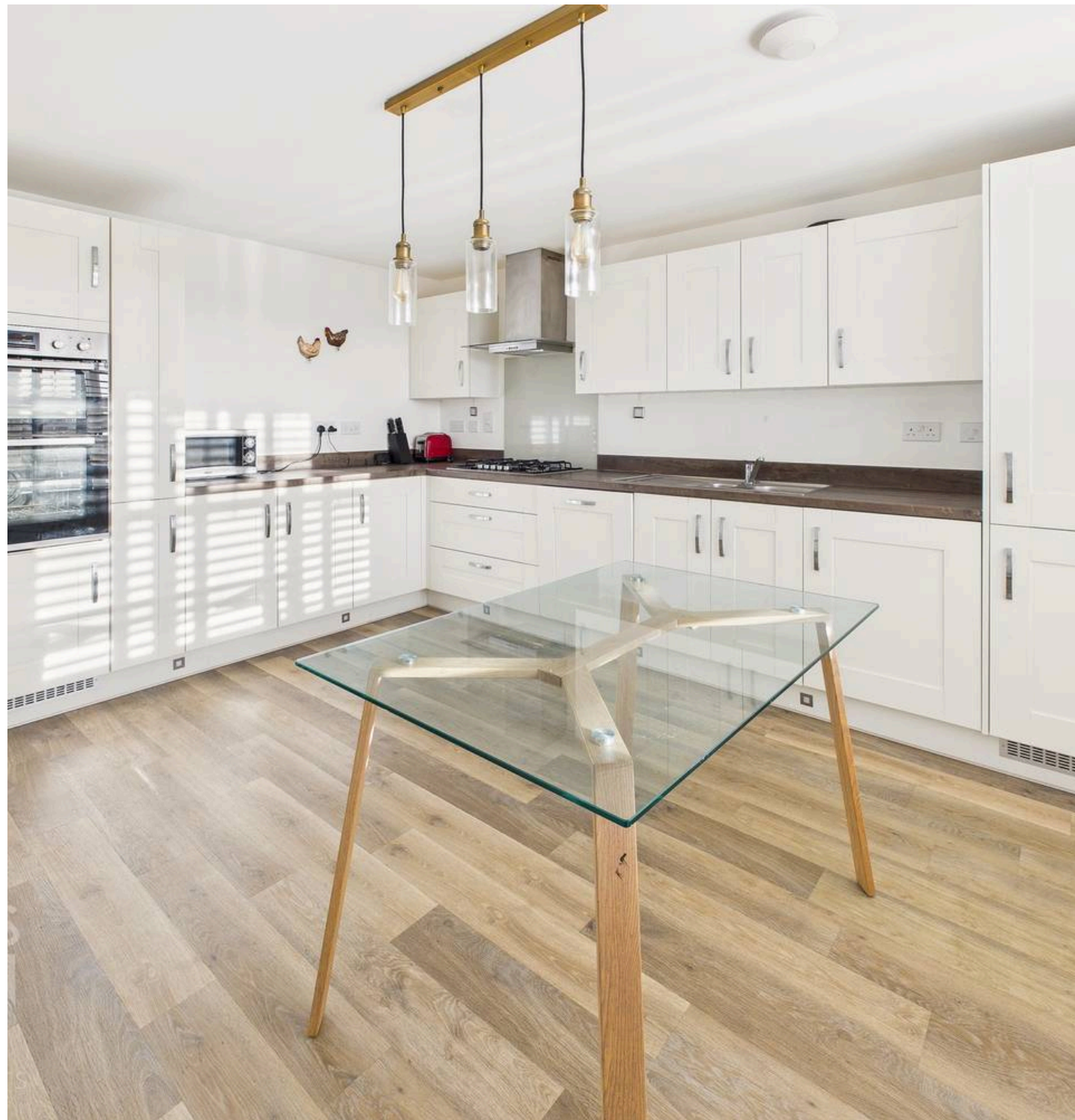
Tenure: Freehold

EPC Energy Efficiency Rating: B

EPC Environmental Impact Rating: B

- No Chain
- Detached House
- Over 1060 Sq. Ft Of Living Accommodation (stms)
- 18' Sitting Room & Large Kitchen/Dining Room
- Four Bedrooms
- Family Bathroom, En-Suite & WC
- Landscaped Rear Garden With External Lighting
- Driveway & 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

The property is set back from the street where a currently low level laurel hedge line has been planted for both privacy and colour to the front of the home whilst a tandem brick weave driveway allows for the parking of multiple vehicles to the left hand side of the home in front of the garage.

## THE GRAND TOUR

Stepping inside, the hallway is the first place to greet you with an open lobby feel, perfect for slipping off coats and shoes before heading into the remainder of the home. Hard wearing wood effect flooring is laid underfoot and can take you to all the accommodation on the ground floor as well as a handy built in storage cupboard positioned underneath the stairs and two piece WC sat opposite this with a continuation of wood effect flooring and low level radiator. To the right from the hallway the first of the generously sized living spaces can be found in the form of an open kitchen and dining room. The space has been upgraded by the current owners to offer a full range of integrated appliances to include dual eye level ovens and five ring gas burner hob with extraction above, dishwasher, fridge/freezer, washer/dryer and plinth lighting. The flooring opens up to leave more than enough space for a formal dining table whilst the room is fronted by uPVC double glazed windows fitted with wooden shutter blinds. To the rear of the home an incredibly spacious 18' sitting room backs onto the rear garden laid with carpeted flooring and boasting air conditioning. The large conventional size of this room means a potential choice of layouts can be had by new owners whilst a large storage space sits in the very rear corner ideal to be used for storing larger items or a potential smaller home office setup.

The first floor landing splits in both directions to grant access to all four bedrooms as well as housing the second air conditioning unit above the stairs. The first two double bedrooms sit towards the rear overlooking the gardens.

The slightly smaller room benefits from smaller sliding built in wardrobes whilst the slightly larger bedroom sits to the right of this again overlooking the rear gardens leaving more than enough space for a large bed with further soft furnishings. Towards the front of the home a smaller single bedroom creates the ideal space for a nursery or again potential home office setup, whilst the main bedroom sits just next door with floor to ceiling built in wardrobes and the addition of an en-suite shower room complete with low level radiator. Sat in the middle of the hallway between all bedrooms is the previous family bathroom suite. This space comes with a full range of tiled surround with shower head and glass screen mounted over the bath with a low level radiator, tall heated towel rail and lighted mirror.

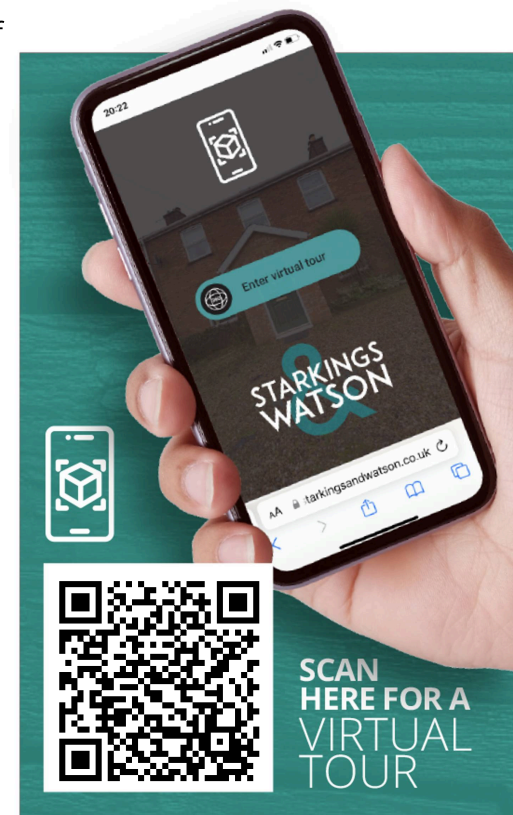
## FIND US

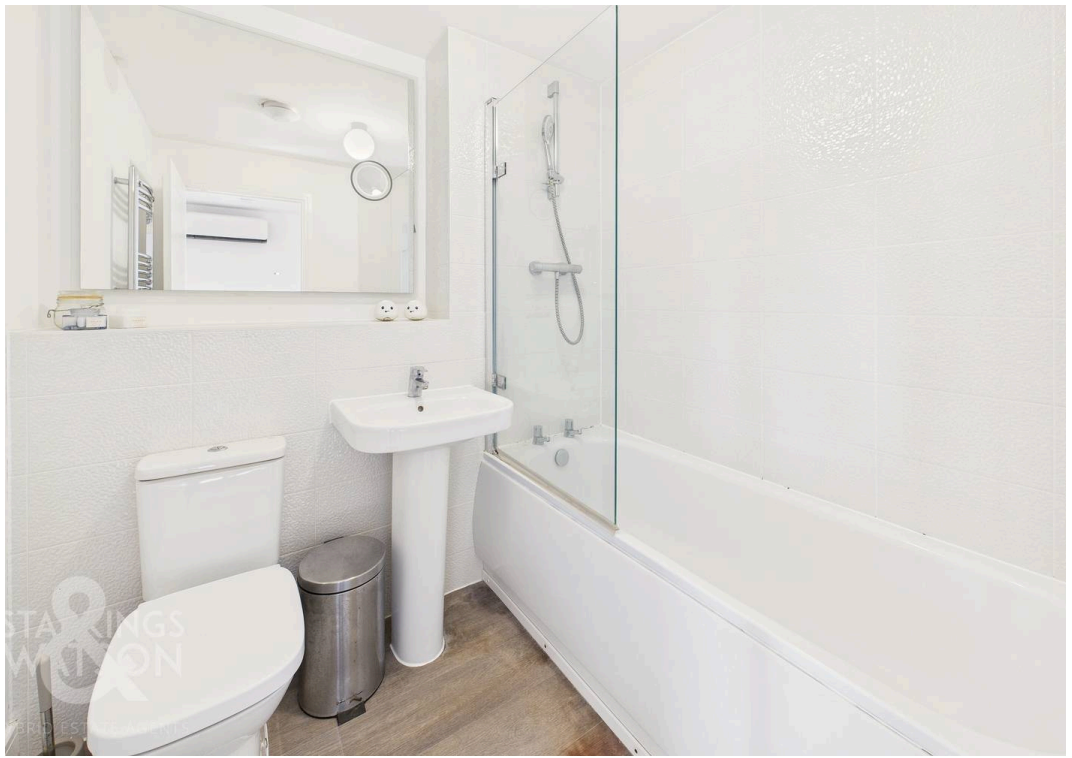
Postcode : NR5 0UW

What3Words : ///delight.clincher.verse

## VIRTUAL TOUR

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







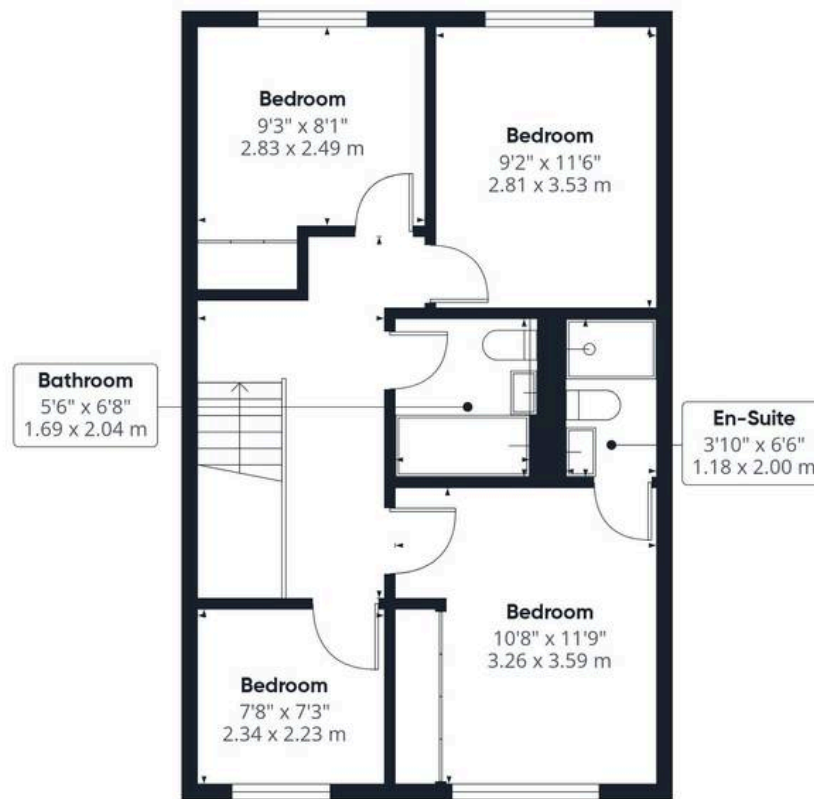
## THE GREAT OUTDOORS

The rear garden is accessed by the sitting room through a set of double French doors, where the owners have paid special care and attention to creating a welcoming atmosphere as you step out. An extended patio seating area creates the ideal space to enjoy the warmer months with bespoke timber pergola built overhead. The path then leads down to the side of the garage where a personal door takes you into the rear, with planting beds and external lighting adding to the ambience of the space at the very top of the garden. Whilst the garden is attractively finished, it remains low maintenance, with the remainder of the space being laid with artificial lawn for ease of use and upkeep.





Ground Floor



Floor 1

**Approximate total area<sup>(1)</sup>**

1065 ft<sup>2</sup>  
98.8 m<sup>2</sup>

**Reduced headroom**

14 ft<sup>2</sup>  
1.3 m<sup>2</sup>

(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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