



Britannia Road, Norwich NR1 4HP

welcome to

Britannia Road, Norwich

STUNNING MID TERRACE PERIOD HOME offering far reaching views across much of Norwich including the cathedral. Properties of this quality, in this immediate area rarely sit on the market for too long, so if this property is of interest, please do get in touch to schedule a viewing.



Stunning Bay Fronted Period Home With Far Reaching views which include the Norwich Cathedral.

This beautifully presented bay fronted period home offers a wonderful blend of character, space and modern style, all set within a highly sought after location enjoying stunning far reaching views towards Norwich Cathedral.

Immaculately presented throughout, the property has been thoughtfully maintained and improved by the current owner, creating a stylish and welcoming family home arranged over three floors.

The ground floor features a bright and spacious bay fronted lounge, a separate dining room ideal for entertaining, and a modern fitted kitchen opening through to a superb garden room, providing the perfect space to relax while enjoying views over the rear garden.

To the first floor are three well proportioned bedrooms alongside a contemporary family bathroom, while the second floor offers an impressive principal bedroom with elevated views stretching across the city skyline towards Norwich Cathedral.

Externally, the property benefits from an enclosed rear garden and attractive kerb appeal synonymous with homes of this period.

Located within easy reach of Norwich city centre, local amenities, well regarded schools and transport links, this exceptional home is perfectly suited for families and professionals alike.



view this property online williamhbrown.co.uk/Property/NOR144228



Lounge

12' 11" x 12' 7" (3.94m x 3.84m)

Dining Room

10' 8" x 10' 6" (3.25m x 3.20m)

Kitchen

Garden Room

11' 6" x 10' 10" (3.51m x 3.30m)

Principle Bedroom

16' 10" x 13' (5.13m x 3.96m)

Bedroom 2

10' 7" x 10' 4" (3.23m x 3.15m)

Bedroom 3

12' 6" x 10' 11" (3.81m x 3.33m)

Bathroom

Bedroom 4/ Study

15' x 11' 1" (4.57m x 3.38m)

Rear Garden

Agent's Note



welcome to

Britannia Road, Norwich

- STUNNING BAY FRONTED PERIOD HOME
- IMMACULATELY PRESENTED THROUGH OUT
- FOUR BEDROOMS
- THREE RECEPTION ROOMS
- BEAUTIFUL REAR GARDEN

Tenure: Freehold EPC Rating: D
Council Tax Band: C

£425,000



Please note the marker reflects the postcode not the actual property

view this property online williamhbrown.co.uk/Property/NOR144228



Property Ref:
NOR144228 - 0002

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

William H Brown is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.



william h brown



01603 760044



norwich@williamhbrown.co.uk



5 Bank Plain, NORWICH, Norfolk, NR2 4SF



williamhbrown.co.uk