



## 49 Britannia Way, Norwich

£360,000 Freehold

Easy living in a well-proportioned home made for family life, this four-bedroom detached property offers generous spaces and practical features throughout.



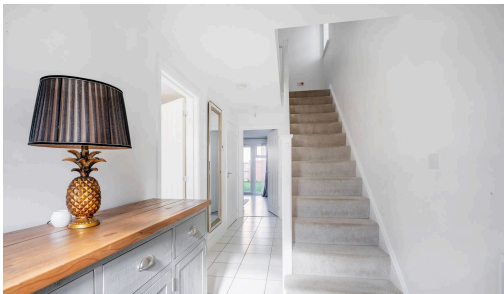
Easy living in a well-proportioned home made for family life, this four-bedroom detached property offers generous spaces and practical features throughout. The modern L-shaped kitchen provides ample storage and the rare addition of space for a dining setup, while the spacious sitting room opens out to the private rear garden. With two and a half bathrooms, including an en-suite, there's plenty of flexibility for busy families. Upstairs, the master bedroom benefits from built-in wardrobes, and three further spacious bedrooms offer room for growth or versatile use. Complete with a secure, enclosed garden, garage, and off-road parking, this home is the perfect family haven.

**The Location**

Positioned in the area of Costessey, Britannia Way, Norwich, NR5 is perfectly situated for convenient access to both the bustling city of Norwich and the surrounding countryside. Just a short drive from the city centre, residents can enjoy a vibrant mix of shopping, dining and cultural experiences, along with



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The area is well-serviced by local amenities, including schools, parks, and shopping facilities, catering to families and professionals alike. Families will appreciate the nearby green spaces and parks, ideal for outdoor activities and leisurely walks. Additionally, the property is just a stone's throw from key road networks, facilitating easy commuting to surrounding areas. For those who rely on public transport, there are local bus services connecting to Norwich's extensive transport options.

### **Britannia Way**

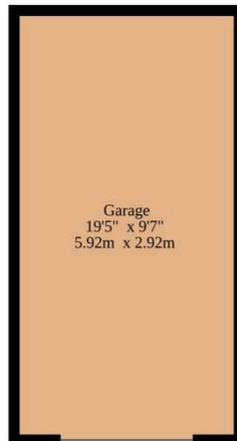
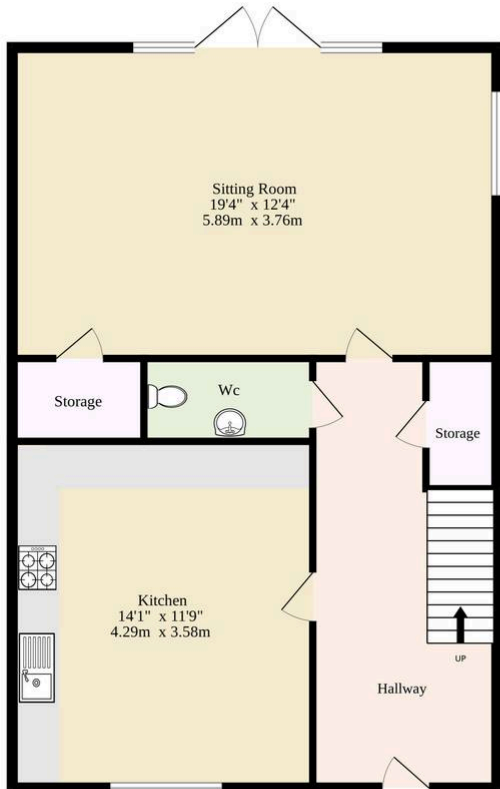
This well-maintained, four-bedroom detached family home offers everything a growing family could need, from spacious living areas to modern conveniences and excellent storage solutions. The property provides a seamless flow between rooms, with a neutral décor that is ready for your personal touch, and ample space for comfortable living.

Upon entering, you are welcomed by a tiled hallway, which ensures easy upkeep and provides a practical solution for family life. A handy under-stair storage area offers extra space for coats, shoes, or everyday essentials. The large L-shaped kitchen offers a modern, neutral design with plenty of storage space. It's perfect for busy families, with the added benefit of rare space to accommodate a dining setup. Integrated appliances, including a double oven, gas hob, and built-in dishwasher, makes meal prep a breeze.

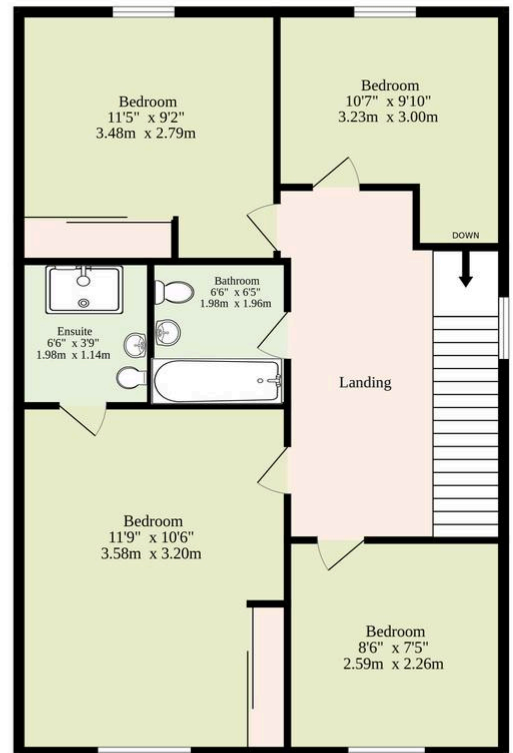
The ground floor continues to impress with a spacious sitting room, boasting patio doors that lead to the rear garden. This



Ground Floor  
782 sq.ft. (72.7 sq.m.) approx.



1st Floor  
577 sq.ft. (53.6 sq.m.) approx.



TOTAL FLOOR AREA : 1359 sq.ft. (126.3 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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