



57 Britannia Way, Norwich

Norwich



Minors & Brady

57 Britannia Way

Set on a quiet, well-established estate in Costessey, this three-bedroom, three-storey home is finished in neutral tones and is an ideal family residence. A tandem driveway and garage lead to an inviting entrance framed by mature shrubs. Inside, the light-filled kitchen in a soft nude colour features plinth lighting, integrated appliances, and a cosy dining nook, flowing into a spacious sitting and dining area with patio doors to the garden. Upstairs, the master suite spans an impressive length with fitted wardrobes and an ensuite shower, complemented by two further bedrooms, a family bathroom, and a small box room. The private rear garden combines lawn, patio, and a gravelled seating area, perfect for relaxing or entertaining. With its thoughtful layout and peaceful setting, this is a truly lovely home for family life in a highly sought-after location.

- Quiet, well-established estate in desirable Costessey
- Three-storey, three-bedroom family home
- Tandem driveway and garage
- Mature shrubs framing the front of the property
- Neutral-tone kitchen with plinth lighting and integrated appliances
- Cozy dining nook within the kitchen
- Spacious, light-filled sitting and dining area with patio doors
- Master bedroom spanning impressive length with fitted wardrobes and ensuite shower
- Family three-piece bathroom and additional small box room
- Private rear garden with lawn, patio, and gravelled seating area





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57 Britannia Way

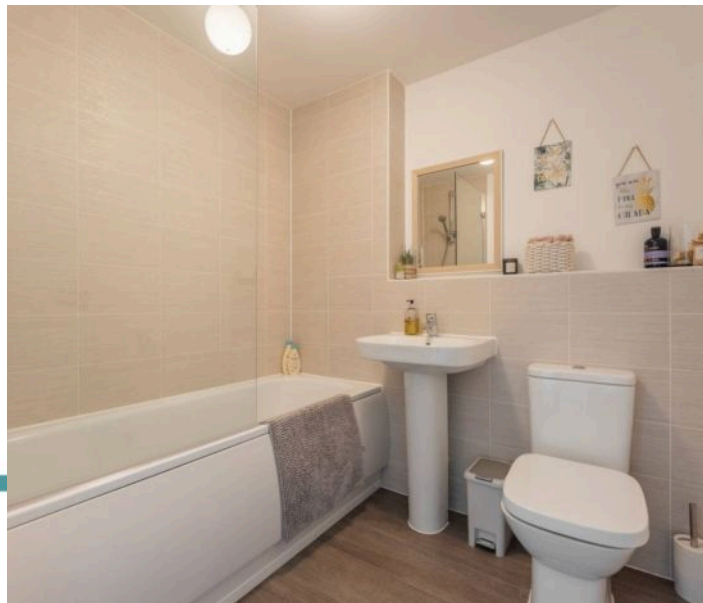
The Location

Situated on Britannia Way in the desirable Costessey area of Norwich, this property enjoys a superb balance of convenience and peaceful living. Residents benefit from immediate access to the A47, allowing for swift journeys into Norwich city centre in just 15 minutes, yet the home is far enough removed to enjoy a quiet and serene environment, free from traffic noise.

The area is exceptionally well-served for shopping and everyday needs, with Sainsbury's, Aldi, and Next just moments away, alongside popular coffee spots like Starbucks and a nearby fuel station for added convenience.

Food lovers will appreciate the newly opened Norfolk Food Hall, offering delicious breakfast and lunch options, complete with an outdoor play area where children can enjoy fresh air and play safely. For leisure and fitness, Bawburgh Golf Club, local gyms, and scenic walking routes are close at hand, while bus routes provide easy connections across the city.

Families will find excellent schools within easy reach, as well as doctors, vets, and other essential services, making this location ideal for those seeking both practicality and lifestyle. Whether you're commuting, shopping, or enjoying local amenities, Britannia Way perfectly combines accessibility with the charm of a peaceful, community-focused neighbourhood.



57 Britannia Way

Britannia Way, Costessey

Situated on a quiet estate in Costessey, this impressive three-bedroom, three-storey family home offers spacious and comfortable living. The property features a tandem driveway leading to a garage and is fronted by mature shrubs, creating an inviting and attractive entrance.

The hallway leads to a convenient WC and a layout that feels bright and welcoming throughout.

The kitchen is beautifully designed in a soft nude colour with plinth lighting and fully integrated appliances. A small dining nook provides a lovely spot for casual meals. 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.

Upstairs, there are three generous bedrooms, including a master suite that spans a great length, complete with fitted wardrobes and an ensuite shower. The family three-piece bathroom and a small box room add to the accommodation on the middle floor.



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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. This property is a lovely family home, combining space, style, and outdoor enjoyment in a highly desirable location.

Agents Note

Sold Freehold

Connected to all mains services

Maintenance: Not applicable as of yet, however something to anticipate

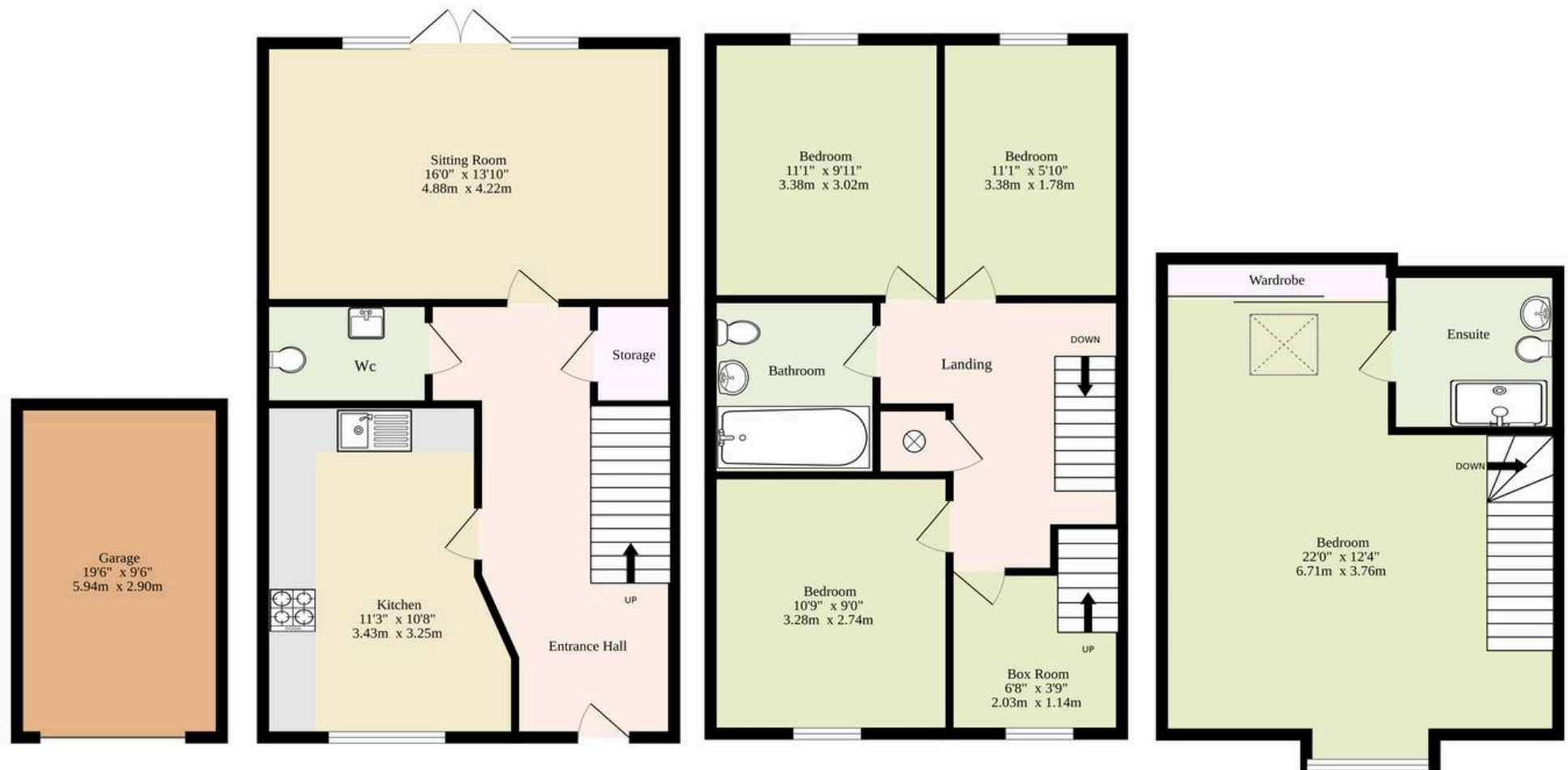


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Ground Floor
570 sq.ft. (53.0 sq.m.) approx.

1st Floor
367 sq.ft. (34.1 sq.m.) approx.

2nd Floor
322 sq.ft. (29.9 sq.m.) approx.



TOTAL FLOOR AREA : 1259 sq.ft. (117.0 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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Dreaming of this home? Let's make it a reality



Meet *Liam*
Branch Manager



Meet *Rosie*
Senior Sales Progressor



Meet *Tristan*
Senior Property Valuer

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