



65 Britannia Way, Norwich

Norwich



Minors & Brady

65 Britannia Way

This well-connected three-storey home offers exceptional versatility and modern comfort in the sought-after Costessey area of Norwich. Designed with family living in mind, the property provides generous space across all levels, finished in neutral tones that make it easy to personalise. The ground floor features a welcoming hallway, a convenient WC, and a beautifully presented kitchen with integrated appliances and a dining nook. The spacious sitting and dining area enjoys abundant natural light, with patio doors opening to the private rear garden. Upstairs, four well-proportioned bedrooms include a stylish master suite with fitted wardrobes and an ensuite shower room. The contemporary family bathroom and additional box room area add to the home's flexibility. Outside, the property benefits from a tandem driveway with a carport and a neatly kept lawn frontage. Offering space, style, and privacy with no rear overlooking neighbours, this is a superb modern home in a peaceful yet highly accessible location.

- Beautifully presented three-storey family home offering versatile and spacious living across all levels
- Neutral décor throughout, providing a calm backdrop ready for personal touches and easy customisation
- Modern kitchen in soft nude tones with plinth lighting, integrated appliances, and a charming dining nook
- Bright and spacious sitting/dining area with patio doors opening directly onto the private garden
- Four generous bedrooms, including a luxurious master suite with fitted wardrobes and ensuite shower room
- Stylish family bathroom featuring a contemporary three-piece suite
- Tandem driveway with carport, providing ample and convenient off-road parking





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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.



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Norwich, Norwich

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Situated on a quiet estate in Costessey, this impressive four-bedroom, three-storey family home offers spacious and comfortable living. The property features a tandem driveway with a carport for sheltered parking and is fronted by lawn, creating an inviting and attractive entrance.

The hallway leads to a convenient WC and introduces a layout that feels bright and welcoming throughout, decorated in neutral tones that allow you to easily customise the space to your own style.

The kitchen is beautifully styled in a soft nude tone, complete with plinth lighting and fully integrated appliances. A cosy 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.



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

The garden is a real highlight, offering a lawn and patio with a pleasant level of privacy and no direct neighbours overlooking from the rear.

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

Agents Note

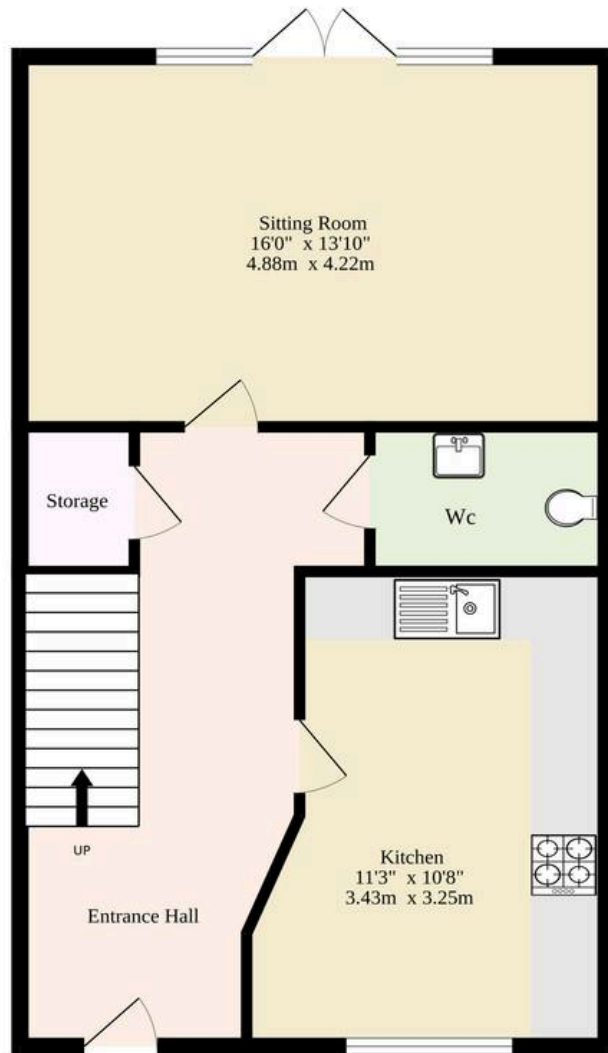
Sold Freehold

Connected to all mains services.

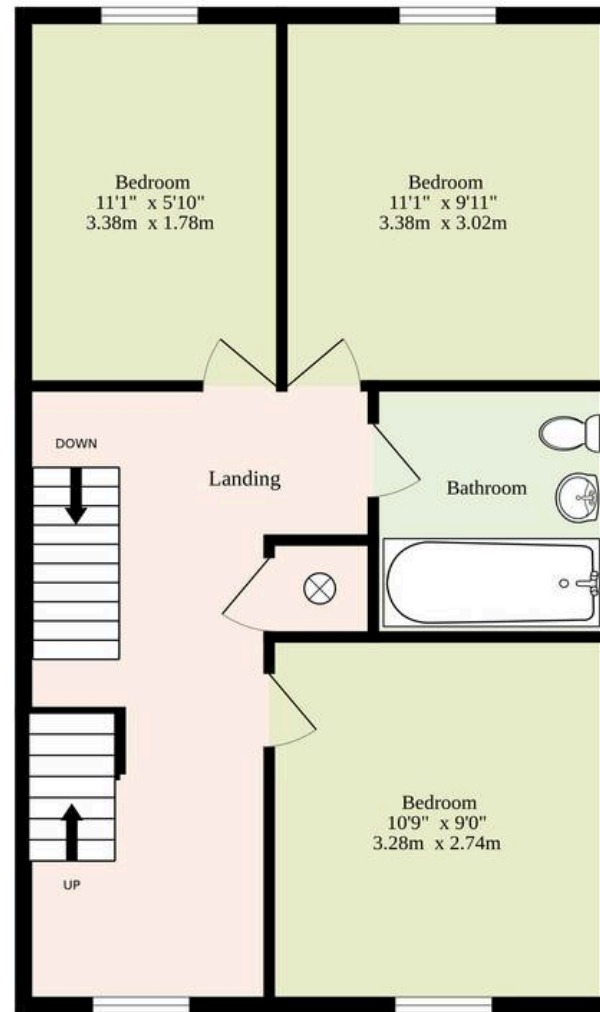


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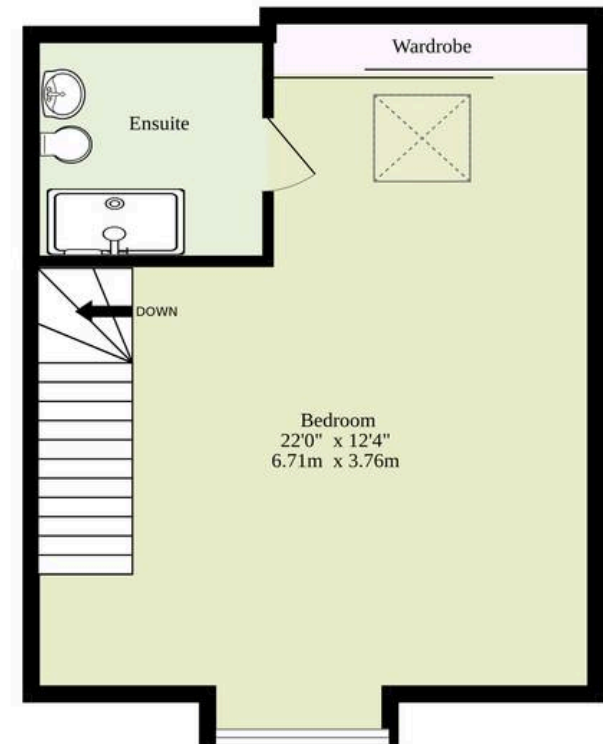
Ground Floor
382 sq.ft. (35.5 sq.m.) approx.



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



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



TOTAL FLOOR AREA : 1071 sq.ft. (99.5 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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