



4 Phoenix Way, Norwich  
Norwich

Minors & Brady



# 4 Phoenix Way

Norwich, Norwich

This modern four-bedroom detached home occupies a generous corner position and is immaculately presented throughout, offering bright and well-proportioned accommodation ideal for family living. The impressive 19'8 kitchen dining room features granite worktops, a central island, fully integrated appliances and a separate utility room, while the equally spacious 19'8 lounge enjoys French doors opening directly onto the enclosed rear garden with patio and lawn. Upstairs, the principal bedroom benefits from a contemporary en suite shower room, complemented by a stylish family bathroom with bath and rainfall shower over, in addition to a ground-floor WC. Externally, a large driveway provides ample off-road parking alongside a detached garage with dedicated office space, and the property is within easy reach of open green space ideal for dog walking, the University of East Anglia and the Norfolk and Norwich University Hospital.

## Location

Phoenix Way is situated in Costessey, to the west of Norwich city centre, within a well-connected residential area offering convenient access to everyday amenities. The property lies close to the University of East Anglia and the Norfolk and Norwich University Hospital, making it particularly practical for professionals and students alike. Regular bus routes provide direct links into the city centre, while nearby road connections offer straightforward access to the A47 for travel further afield. A range of supermarkets, local shops, parks and schooling options can be found within easy reach, ensuring daily essentials and leisure facilities are readily available. The nearby Costessey area provides additional community facilities, open green spaces and recreational areas. Norwich city centre itself offers an extensive selection of retail, dining and cultural attractions, all easily accessible from this location.





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Norwich, Norwich

## Phoenix Way, Costessey

Stepping inside, the entrance hall sets the tone with wood-effect flooring and a bright, well-presented finish, giving access to a useful storage cupboard and a ground-floor WC fitted with a pedestal wash basin and contemporary tiling.

The lounge is a generous reception room filled with natural light from a wide window and French doors that open directly onto the garden patio. Wood effect flooring continues here, and there is ample space for seating and media furniture, creating a comfortable setting for everyday living.

Forming the focal point of the home, the kitchen-dining room is fitted with sleek high gloss cabinetry, granite work surfaces and matching upstands. A comprehensive range of integrated appliances is built neatly into the units, including a double oven set within a tall housing, a four-ring hob with stainless steel extractor hood above, a fridge freezer concealed behind matching cabinetry, and a dishwasher integrated within the base units, alongside a sink with drainer set beneath the window. A central island provides additional storage and preparation space, while dual aspect windows allow excellent levels of natural light into the dining area. Just off the kitchen, a separate utility room offers further cabinetry and worktop space, keeping laundry appliances neatly arranged away from the main living area.



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Upstairs, the landing leads to four well-proportioned bedrooms. The principal bedroom benefits from a modern en suite shower room fitted with a large shower enclosure, contemporary wall tiling and vanity storage. The remaining bedrooms are served by a stylish family bathroom comprising a panelled bath with glazed screen and rainfall shower over, WC and wash basin set within fitted storage. Neutral tones and generous windows enhance the light and airy feel throughout the first floor.

Outside, the enclosed rear garden features a paved patio directly accessed from the French doors, creating a natural extension of the living space for dining and seating. Beyond this, a lawned area is bordered by planted beds and enclosed fencing, offering a private and secure setting. Gated access leads from the garden to the driveway, and the detached garage can also be accessed from the garden, adding further practicality. The garage includes a dedicated office space, ideal for those working from home, with a large driveway positioned to the side providing ample parking.

## Agents notes

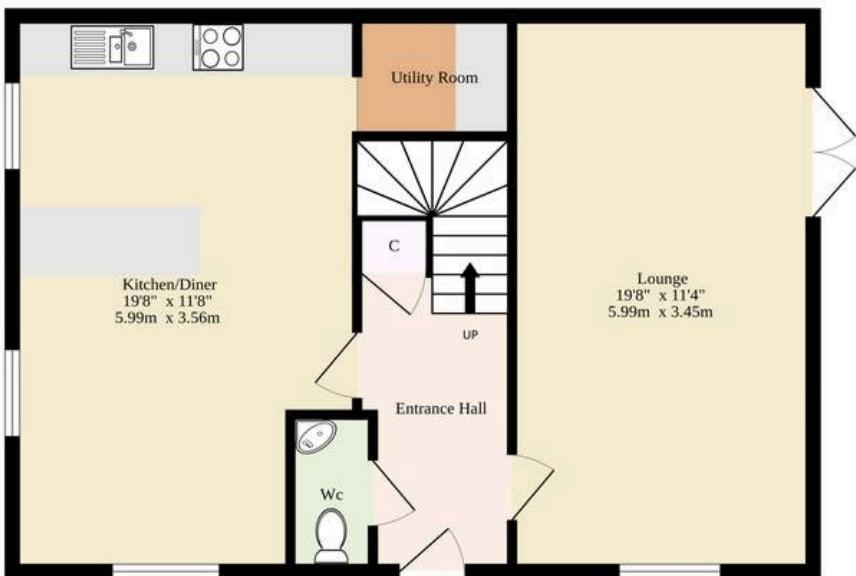
Sold freehold, connected to main services: water, electricity, gas and drainage.

Gas Central Heating

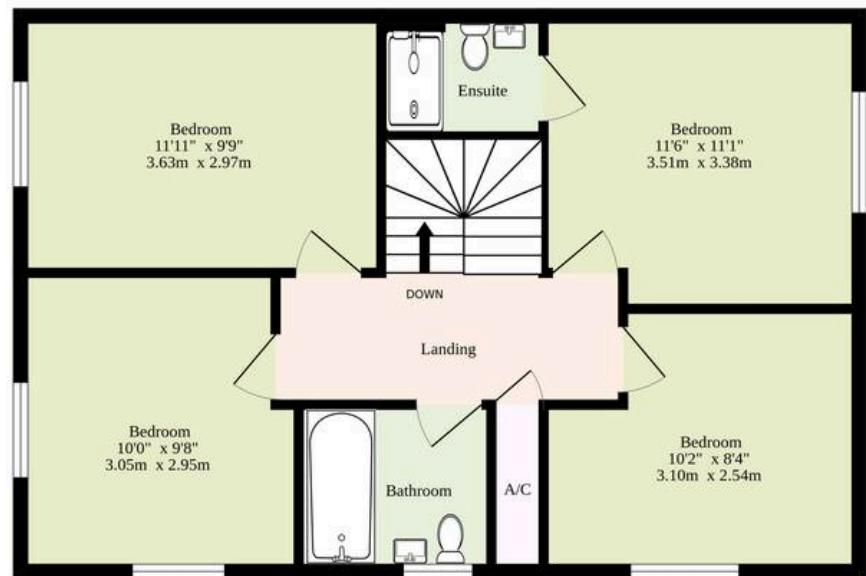
Council Tax Band- D



**Ground Floor**  
491 sq.ft. (45.6 sq.m.) approx.



**1st Floor**  
422 sq.ft. (39.2 sq.m.) approx.



Sqft Excludes Entrance Hall, Wc, Landing, Bathroom And Ensuite

**TOTAL FLOOR AREA : 913 sq.ft. (84.8 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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