



25 Brayfield Way, Norwich

Norwich



Minors & Brady

25 Brayfield Way

Norwich, Norwich

Situated within a quiet cul-de-sac in a well-established residential area of Norwich, this three-bedroom end-of-terrace house is offered with no onward chain and presents a clear opportunity for buyers seeking a property with scope to modernise and add value.

The home offers balanced accommodation across two floors, driveway parking, an attached garage and the added benefit of solar panels, making it a practical purchase for those looking to invest in a well-located property with long term potential.



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- End of terrace three bedroom house offered with no onward chain
- Positioned within a quiet cul de sac location
- Property in need of modernisation, offering scope for improvement and value enhancement
- Solar panels installed, previously generating approximately £800 per annum subject to usage and tariff
- Driveway providing off road parking for two to three vehicles
- Large open-plan lounge and dining area with separate fitted kitchen
- Three bedrooms and family bathroom to the first floor
- Garage and additional storage space
- Convenient access to local schools, amenities, supermarkets and transport links into the city centre

Council Tax band: TBD

Tenure: Freehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating: C



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Location

Brayfield Way is located within a popular residential area to the north of Norwich, offering convenient access to a wide range of local amenities and excellent transport links. The property is close to supermarkets, including Asda and Lidl, along with local shops, schools, and medical facilities, ensuring everyday essentials are easily catered for. Norwich International Airport is also nearby, while regular bus services provide straightforward routes into the city centre.

The vibrant heart of Norwich offers an extensive selection of retail, dining, and cultural attractions, including the historic market, shopping centres, and theatres. Road connections via the A140 and the Northern Distributor Road allow efficient travel around the city and towards the A47, making this a practical and well connected location for both work and leisure.

Brayfield Way

The ground floor is entered via an entrance hall which provides access to the principal living areas and staircase to the first floor. The main lounge and dining area spans the depth of the property, creating a generous and flexible reception space with room for both seating and formal dining arrangements. This open layout lends itself well to reconfiguration or cosmetic updating, depending on a purchaser's plans.



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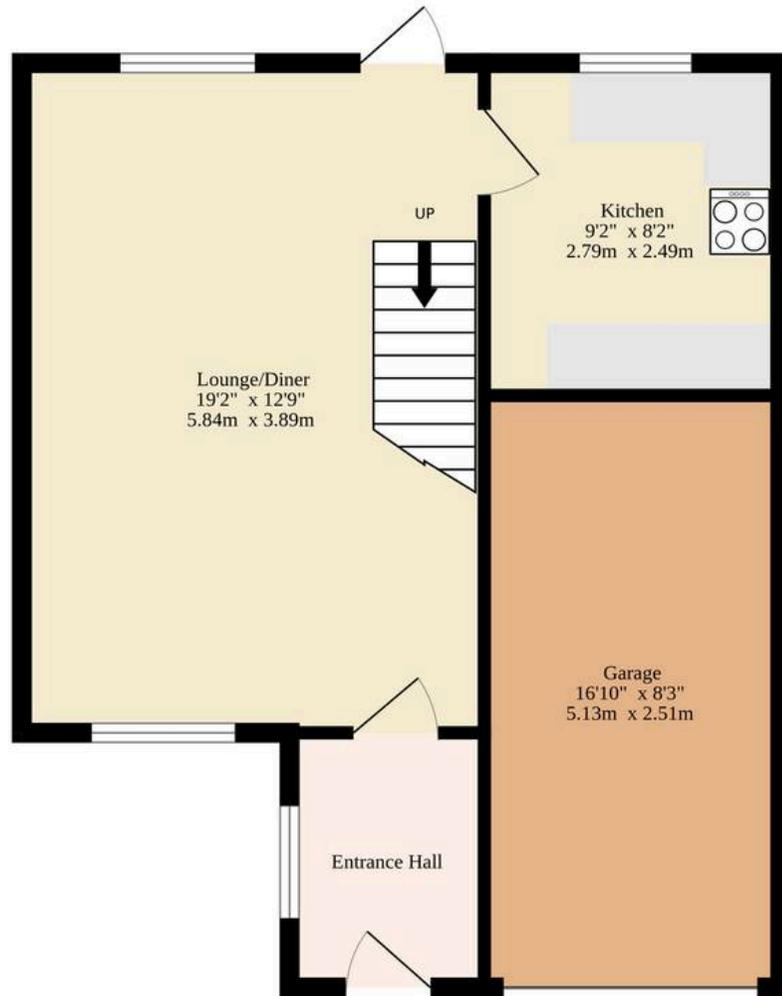
The kitchen is positioned separately and fitted with a range of units and work surfaces, offering functional space as it stands while also presenting clear potential for refurbishment.

Upstairs, the first floor comprises three bedrooms accessed from the central landing. The principal bedroom is well proportioned, with the remaining two bedrooms suitable for children, guests or use as a home office. A family bathroom completes the first floor accommodation. The layout offers a solid foundation for updating, allowing new owners to modernise to their own specification over time.

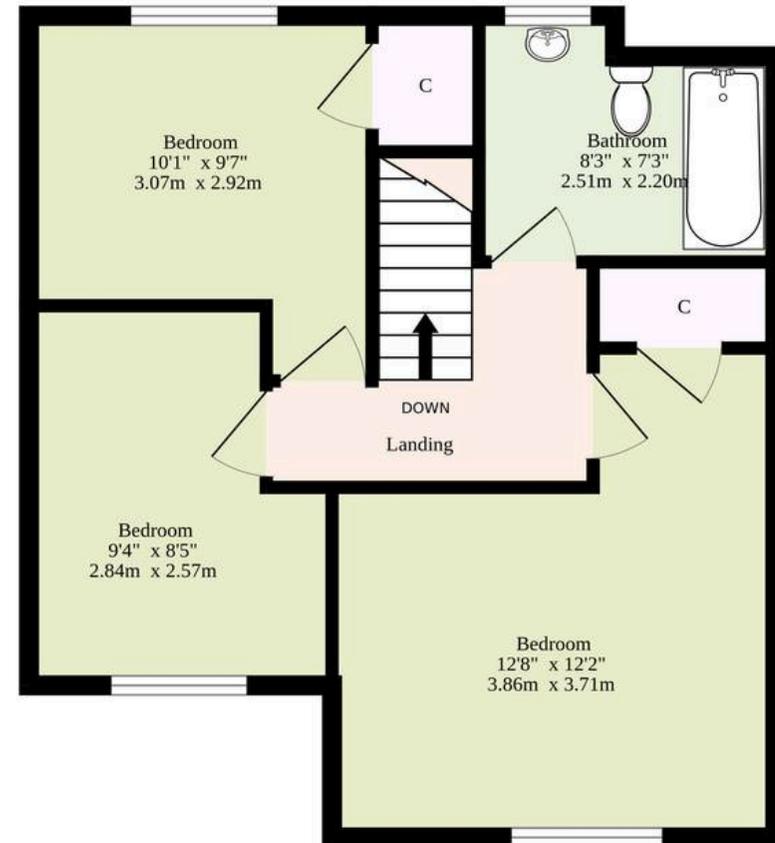
Externally, the property benefits from a driveway to the front providing off road parking for two to three vehicles, in addition to the attached garage. To the rear, the garden is in need of improvement but offers good potential to be landscaped and enhanced to create an enjoyable outdoor space. As an end of terrace home, it enjoys a slightly more open aspect within the cul de sac setting. Solar panels are installed and have previously generated approximately £800 per annum, subject to usage and tariff.



Ground Floor
483 sq.ft. (44.9 sq.m.) approx.



1st Floor
443 sq.ft. (41.2 sq.m.) approx.



TOTAL FLOOR AREA : 926 sq.ft. (86.0 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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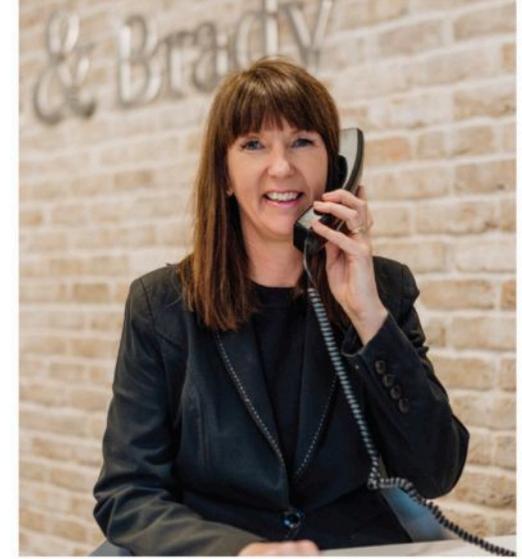
Dreaming of this home? Let's make it a *reality*



Meet *Abi*
Branch Partner



Meet *Karol*
Property Valuer



Meet *Claire*
Aftersales Team Leader

Minors & Brady
Your home, our market



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