



26 Bertram Way, Norwich

Norwich



Minors & Brady

## 26 Bertram Way

This thoughtfully arranged home offers a balanced layout across three floors, ideal for modern living. The ground level provides adaptable space that can suit a range of needs, from guest accommodation to a quiet retreat. Upstairs, the main living floor delivers a bright and airy atmosphere, perfect for both relaxing and entertaining. The kitchen and dining area is designed to be both practical and stylish, catering well to everyday life. On the top floor, well-proportioned bedrooms create a comfortable and private environment for the whole household. The outdoor space is easy to maintain, making it a great option for those seeking low-effort living. Presented in a neutral finish throughout, the property offers a blank canvas ready to be personalised to individual taste.

- Versatile three-storey layout suited to modern lifestyles
- Flexible ground floor room ideal as a bedroom, snug, or home office
- Bright and spacious first-floor living area with dual aspect windows
- Contemporary kitchen/dining space with ample storage
- Three well-proportioned bedrooms on the upper floor
- En suite shower room to the principal bedroom
- Additional family bathroom serving remaining bedrooms
- Private, low-maintenance rear garden with patio
- Integral garage providing storage and convenience
- Neutral décor throughout, offering excellent scope for personalisation





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## 26 Bertram Way

### The Location

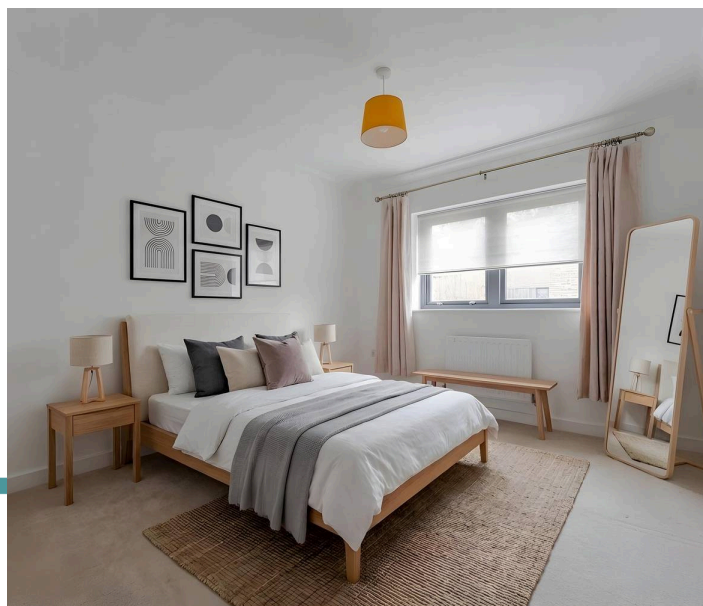
Bertram Way, located in the heart of Norwich, stands as a vibrant focal point for both locals and visitors. This central area benefits from its proximity to key parts of the city centre, making it a practical and well-frequented route rather than a destination in itself. From here, people can easily reach a range of everyday amenities, including nearby restaurants, cafés, bars, and entertainment venues that contribute to the city's lively atmosphere.

Its location provides straightforward access to Norwich's historic core, where well-known landmarks such as Norwich Cathedral and the surrounding heritage streets can be explored on foot. The area also connects conveniently to shopping districts, local markets, and cultural spots like theatres and galleries, allowing visitors to experience a mix of modern city life and historical character without needing to travel far.

In terms of transport, Bertram Way is positioned close to major road links and is within easy reach of public transport options, including bus routes and Norwich railway station. This makes it a useful point of movement for commuters, residents, and visitors alike. While not a major attraction in its own right, Bertram Way plays an important supporting role in the flow of the city, acting as a well-situated and accessible part of Norwich's wider urban landscape.

### Bertram Way, Norwich

Upon entering, the ground floor offers a versatile and well-planned layout, designed with both comfort and practicality in mind. This level includes a convenient WC, a utility room, and a flexible bedroom/snug, complete with French doors opening onto the rear garden.



## 26 Bertram Way

The space feels cohesive and connects effortlessly with the rest of the home. The main living areas are located on the first floor, where a spacious sitting room provides a welcoming place to relax. With hard flooring and dual windows allowing for plenty of natural light, this room has a bright and comfortable feel.

Also on this floor is the modern kitchen/dining room, thoughtfully designed with ample storage, space for appliances, and a clean, contemporary finish that balances both style and functionality.

The second floor comprises three bedrooms, each offering a good degree of privacy. The primary bedroom benefits from its own en suite shower room, while a family bathroom serves the remaining bedrooms, completing the accommodation.

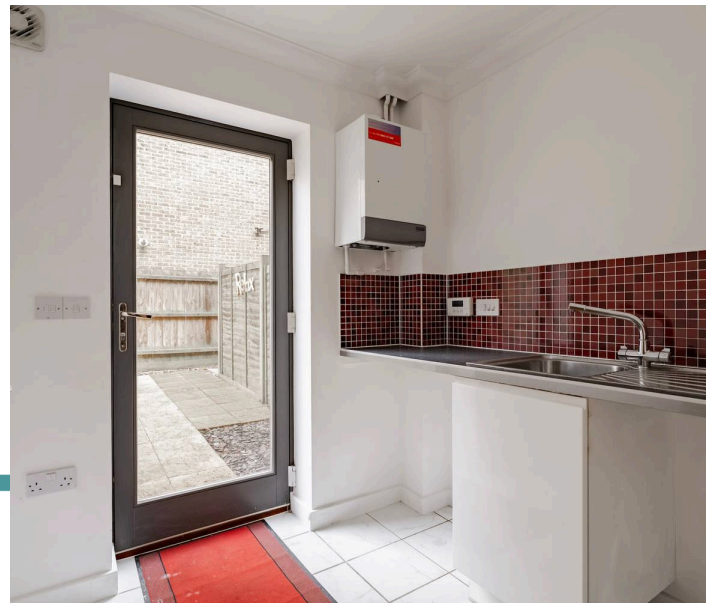
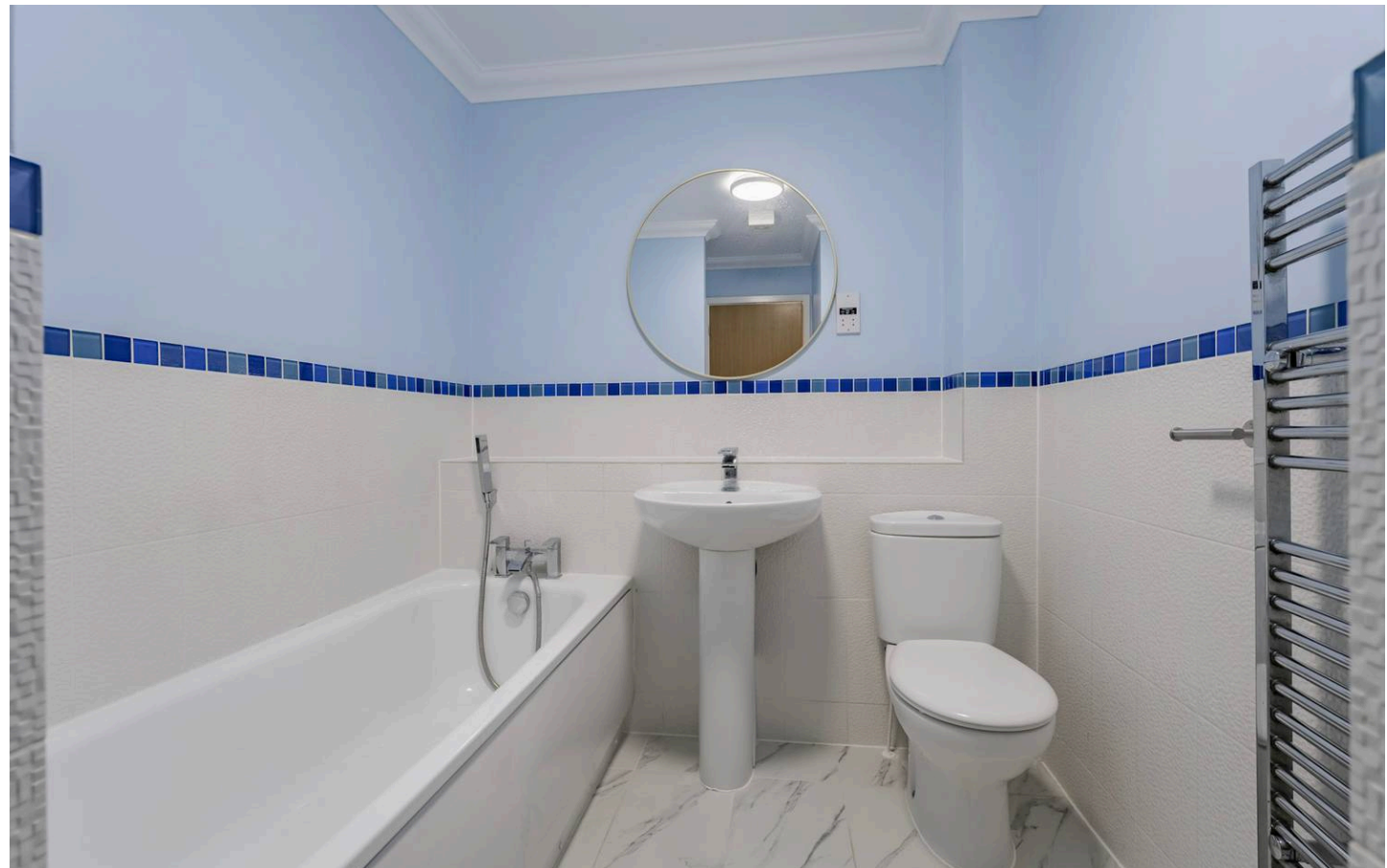
Externally, the property features a private, low-maintenance rear garden, mainly laid to patio for ease of upkeep.

In addition, the home includes an integral garage and parking for one vehicle, providing practical storage and convenience.

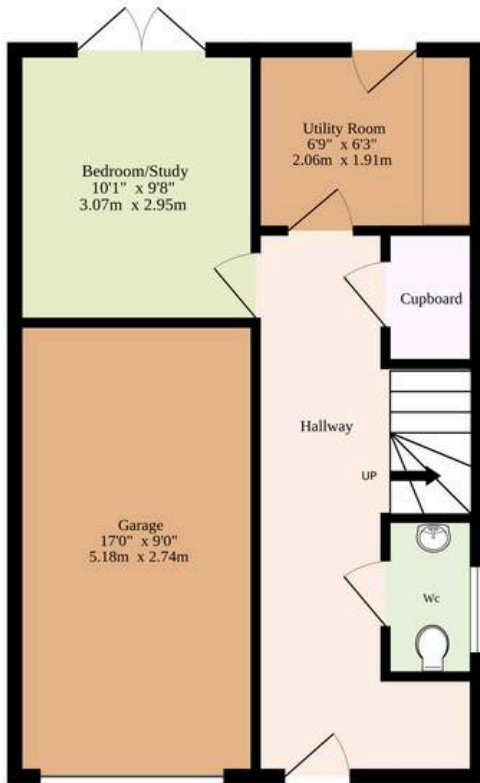
### Agents Note

This property will be sold freehold and connected to mains water, electricity, gas and drainage.

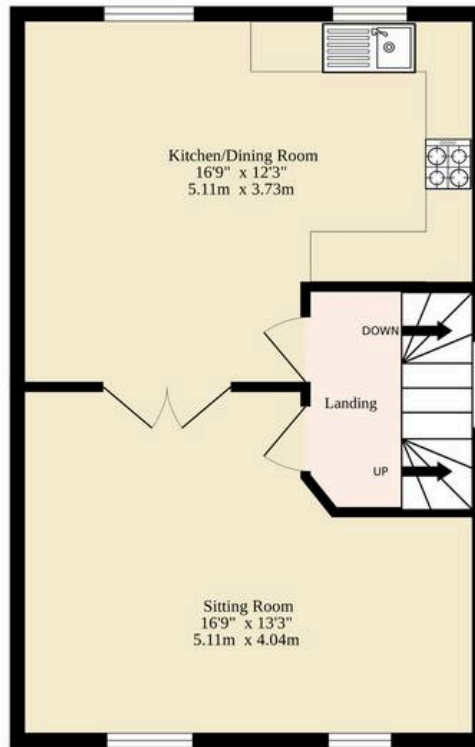
Some images used in this listing have been digitally staged to illustrate potential furnishing and layout options. We recommend arranging a viewing to assess the space and features in person.



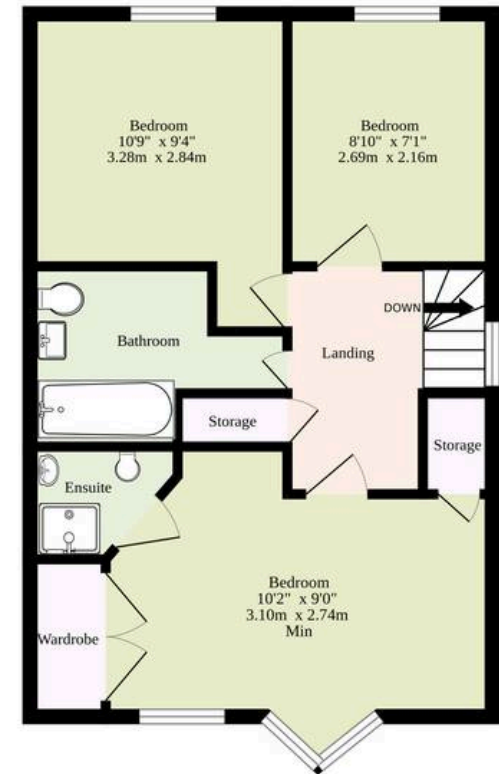
Ground Floor  
416 sq.ft. (38.6 sq.m.) approx.



1st Floor  
490 sq.ft. (45.5 sq.m.) approx.



2nd Floor  
413 sq.ft. (38.4 sq.m.) approx.



TOTAL FLOOR AREA : 1319 sq.ft. (122.5 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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