



36 Bentley Way Weston Road, Norwich

Minors & Brady

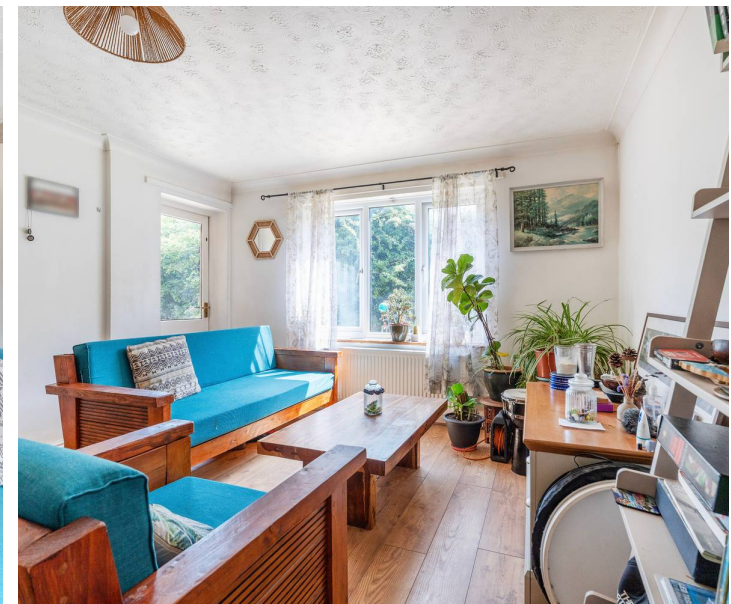


36 Bentley Way Weston Road

Norwich

Ground-floor living with direct access to the gardens makes this a home that stands out from the crowd. This well-presented two-bedroom apartment offers comfortable and easy-to-maintain accommodation, ideal for a range of buyers. The spacious sitting/dining room provides an inviting place to relax, with direct access outside enhancing the sense of space and light. A fitted kitchen offers practical workspace and storage, while the two bedrooms provide flexible accommodation for sleeping, working or guests. The modern shower room has been recently updated and adds a contemporary finish to the home. With communal gardens and a convenient ground-floor position, this property combines practicality with everyday comfort.

- Well-presented two-bedroom ground-floor apartment
- Direct access to the communal gardens
- Spacious sitting/dining room
- Fitted kitchen with ample storage
- Modern shower room recently updated
- Generous principal bedroom
- Versatile second bedroom ideal for guests or home working
- Bright and airy accommodation throughout
- Convenient ground-floor position
- Ideal first-time buy, investment or downsizing opportunity



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The Location

Situated in a highly desirable area on the outskirts of Norwich, this location offers the perfect mix of convenience and comfort. Residents enjoy easy access to a variety of local amenities, including supermarkets such as Tesco and B&M, as well as popular high-street favourites like Greggs, making day-to-day living effortless.

Families are particularly drawn to the area thanks to excellent schooling options nearby. Green spaces and parks in the vicinity provide a welcoming environment for outdoor activities, leisurely walks, and time with pets.

For commuters, the location is exceptionally well connected. The Northern Distributor Road (NDR) and nearby ring roads offer swift access to surrounding areas and streamline travel into the city centre, making it ideal for both work and leisure trips. Sprowston is just a short distance away, providing additional shopping, dining, and recreational options.

Easy access to Norwich city centre ensures a wide array of amenities, cultural attractions, and entertainment venues are always within reach. With this combination of connectivity, local conveniences, and a family-friendly environment, this area presents an outstanding lifestyle opportunity.

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Bentley Way, Hellesdon

Situated on the ground floor and presented in excellent condition throughout, this well-maintained two-bedroom apartment offers comfortable and practical living with the added benefit of direct access to the communal gardens. Ideal for first-time buyers, downsizers or investors, the property provides a bright and welcoming environment in a convenient setting.

The accommodation is centred around a spacious sitting and dining room, creating a versatile living space for both relaxing and entertaining. A door to the rear opens directly outside, allowing for an easy connection to the communal gardens and bringing plenty of natural light into the room.

Leading from the living area, the kitchen is fitted with a range of wall and base units, offering good storage and workspace for everyday cooking. There is also space for a variety of appliances, ensuring the room is both functional and practical.

Both bedrooms are well-proportioned, with the principal bedroom providing comfortable double accommodation. The second bedroom offers flexibility and could be used as a guest room, home office or hobby space depending on individual requirements.



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Completing the accommodation is a modern shower room, which has been recently updated and features a contemporary suite including a walk-in shower, wash hand basin and WC, creating a stylish and low-maintenance space.

Outside, residents can enjoy the communal gardens, providing a pleasant outdoor setting to relax and unwind. Combining well-presented interiors with convenient ground-floor living, this attractive apartment offers a fantastic opportunity for a wide range of buyers.

Agent's Note

This property is offered for sale leasehold with approximately 89 years remaining on the lease.

Ground rent and maintenance charges: £300 per annum/total charge (currently awaiting confirmation from the seller as to whether this amount is payable annually or monthly).

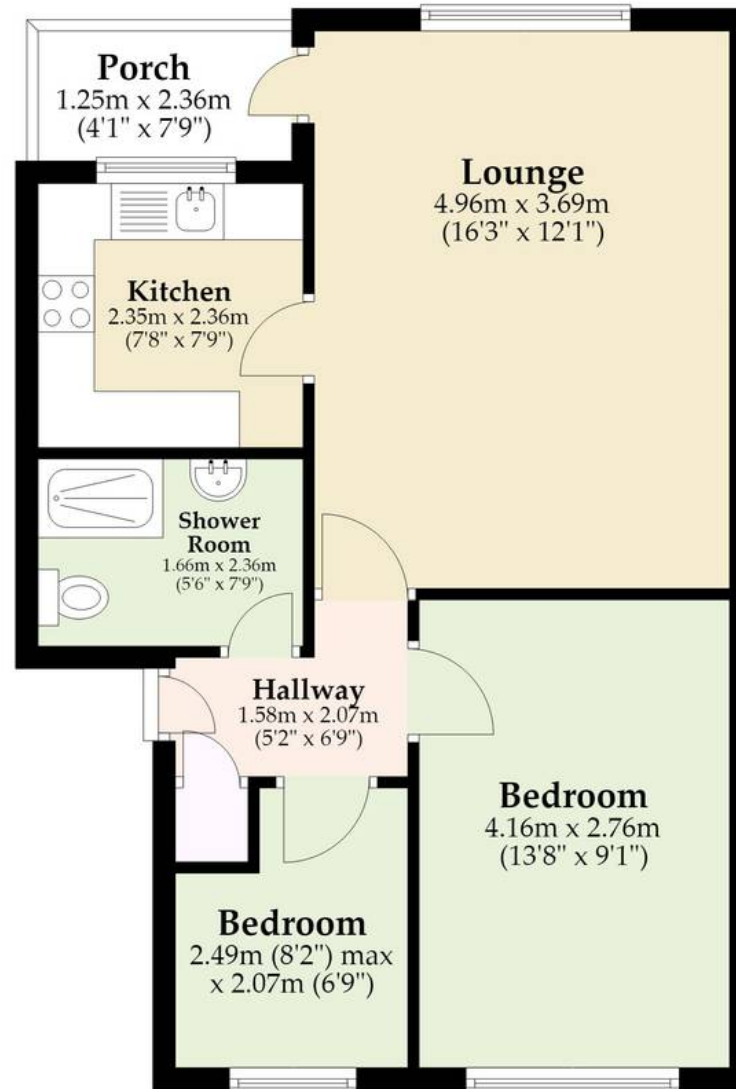
The property is connected to mains water, electricity, gas and drainage.



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Ground Floor

Approx. 48.7 sq. metres (524.7 sq. feet)
(excluding Porch)



Total area: approx. 48.7 sq. metres (524.7 sq. feet)

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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.

Plan produced using PlanUp.

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Meet *Karol*
Property Lister



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Minors & Brady
Your home, our market



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