



19 Phoenix Way, Norwich

Guide Price £425,000

Minors & Brady



19 Phoenix Way

Norwich

A superb detached family home with space, style and practicality in equal measure. Occupying a desirable position within the popular Hampden View development, this beautifully presented four-bedroom property is offered to the market with no onward chain, making it an ideal choice for buyers looking for a smooth move. Designed with modern family life in mind, the home offers generous living accommodation, a versatile layout and well-proportioned bedrooms throughout. Outside, the property benefits from ample driveway parking, a single garage and an enclosed rear garden, creating the perfect setting for both everyday living and entertaining. Conveniently located close to local amenities, schools, transport links and Norwich city centre, this is a home that effortlessly combines comfort, convenience and contemporary living.

- No onward chain for a straightforward purchase
- Beautifully presented detached family home
- Popular Hampden View development in NR5
- Driveway providing parking for multiple vehicles
- Single garage offering storage or parking
- Generous dual-aspect living room with garden access
- Versatile second reception room with multiple uses
- Spacious open-plan kitchen and dining area
- Four well-proportioned bedrooms including en-suite principal bedroom
- Convenient access to amenities, schools and transport links

M&B





The Location

Costessey is one of Norwich's most popular and well-established residential areas, offering an appealing blend of modern convenience and access to the surrounding Norfolk countryside. Situated to the west of the city, the area enjoys a strong community feel and provides an excellent range of amenities, making it an attractive choice for families, professionals and retirees alike.

Residents benefit from easy access to a variety of everyday conveniences, including supermarkets, local shops, cafés, restaurants and leisure facilities. Nearby Longwater Retail Park provides a comprehensive selection of national retailers, grocery stores and services, while several well-regarded schools serve the surrounding area, enhancing the location's appeal for growing families.

The area is particularly well placed for those who enjoy outdoor pursuits, with a number of parks, green spaces and countryside walks nearby.

Excellent transport links further add to the area's popularity. Norwich city centre is within easy reach by car, bicycle or public transport, providing access to an extensive range of shopping, dining, cultural and entertainment opportunities. Regular bus services connect the area to the city centre, the University of East Anglia and the Norfolk and Norwich University Hospital, making it particularly convenient for students, healthcare professionals and commuters.

For those travelling further afield, the location benefits from straightforward access to the A47 and Norwich Northern Distributor Road, providing efficient connections across Norfolk and beyond. Combining convenience, connectivity and a desirable lifestyle setting, Costessey continues to be one of the city's most sought-after residential locations.

M&B





19 Phoenix Way

Norwich

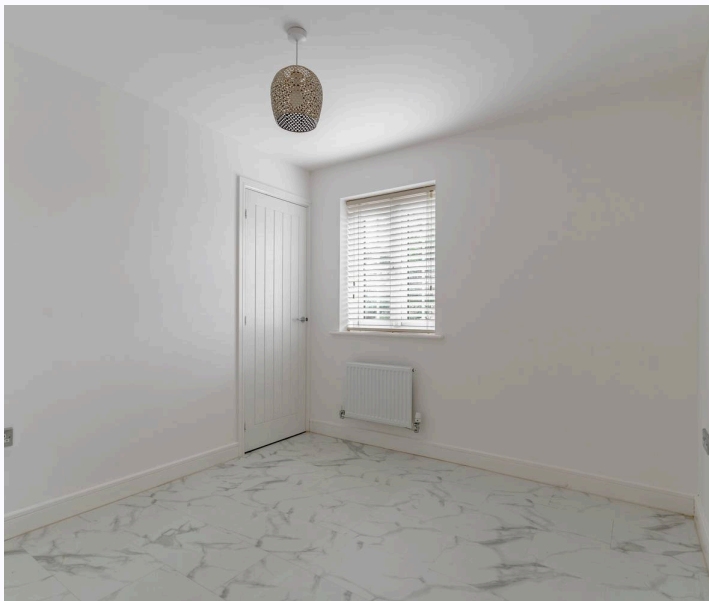
Phoenix Way, Norwich

Situated within the highly regarded Hampden View development, this attractive detached residence presents an excellent opportunity to acquire a substantial family home offering both versatility and comfort throughout. With well-balanced accommodation arranged over two floors, the property has been thoughtfully designed to cater for modern lifestyles while retaining a warm and welcoming atmosphere.

The property is approached via a private driveway providing parking for multiple vehicles, alongside the added benefit of a single garage. The home's handsome frontage creates immediate kerb appeal and sets the tone for the spacious accommodation found within.

Upon entering, a welcoming entrance hall provides access to the principal reception spaces. The main living room is particularly impressive, offering generous proportions and an abundance of natural light. This versatile space provides ample room for a variety of furniture arrangements and creates an ideal environment for both relaxation and entertaining. Doors opening directly onto the rear garden help create a seamless connection between indoor and outdoor living during the warmer months.

Complementing the main reception room is a second spacious reception area, offering tremendous flexibility to suit a buyer's individual needs. Whether utilised as a formal dining room, children's playroom, home office or cosy snug, this additional reception space enhances the practicality of the home and allows it to adapt effortlessly as family requirements evolve.



M&B



19 Phoenix Way

Norwich

Undoubtedly the heart of the property is the spacious open-plan kitchen and dining area. Designed with everyday family life in mind, the kitchen is fitted with a range of modern wall and base units complemented by integrated appliances, including a dishwasher and fridge/freezer. The dining area provides plenty of space for family meals and social gatherings, while doors opening directly onto the rear garden further enhance the sense of space and connectivity. A convenient ground-floor cloakroom completes the downstairs accommodation.

To the first floor, the property continues to impress with four generously proportioned bedrooms. The principal bedroom enjoys the added luxury of a private en-suite shower room, providing a comfortable retreat at the end of the day. The remaining bedrooms are all well-sized and offer flexibility for growing families, guest accommodation or home-working requirements. Serving these rooms is a modern family bathroom fitted with a contemporary suite.

Externally, the rear garden provides a pleasant outdoor space for families to enjoy, with ample room for outdoor seating, entertaining and recreation. Combined with the driveway parking and garage facilities, the home offers an excellent balance of indoor and outdoor living.

Agent's Note

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



M&B



M&B

Total area: approx. 1589.9 sq. feet

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.

Dreaming of this home?
Let's make it a *reality*.



Meet *Liam*
Branch Manager



Meet *Nagilla*
Aftersales Team Leader



Meet *Tristan*
Senior Property Lister

Minors & Brady
Your home, our market

 norwich@minorsandbrady.co.uk

 01603 365085

 107 Unthank Road, Norwich, NR2 2PE

BURY ST. EDMUNDS | CAISTER-ON-SEA | DEREHAM | DISS | NORWICH | OULTON BROAD | WROXHAM



How can we support

- ✓ Residential Mortgages
- ✓ Protection & Insurance
- ✓ Buy-to-let (personal and limited company)



Matt Waters
Director and
Principal



Victoria Payne
Mortgage and
Protection Advisor

Offering you quick and professional mortgage advice every step of the way.

T: 01603 210378
E: enquiries@norfolk-mortgages.co.uk