



12 Phoenix Way, Norwich

Minors & Brady



12 Phoenix Way

Norwich

A substantial bespoke family residence occupying an exceptional corner plot, offering over 2,000 sq. ft. of beautifully designed living space, a double garage and outstanding gardens. Built as an enhanced version of the original Taylor Wimpey design, this impressive home delivers generous proportions throughout, perfectly suited to modern family life. At its heart lies a spectacular 38ft kitchen and dining space, complemented by a separate lounge, study, utility room and five versatile bedrooms. Outside, the landscaped garden enjoys an excellent degree of privacy, with no direct rear overlooking, alongside extensive parking and a detached double garage. Combining scale, practicality and a prime plot position, this is a home that effortlessly stands apart from the ordinary.

- Exceptional bespoke Taylor Wimpey home, enhanced beyond the standard house type and occupying one of the most desirable positions within the development
- Substantial accommodation extending to over 2,000 sq. ft., providing generous and versatile living space for growing families
- Impressive 38ft open-plan kitchen and dining room, creating a superb social hub for entertaining, family gatherings and everyday living
- Extensive kitchen workspace and storage, with ample room for a full range of appliances and direct access into the adjoining utility room
- Five well-proportioned bedrooms, including a luxurious principal suite with dressing area and en-suite shower room
- Two en-suite bedrooms, offering ideal accommodation for guests, older children or multi-generational family living
- Separate lounge and dedicated study, providing flexible living arrangements including home-working potential



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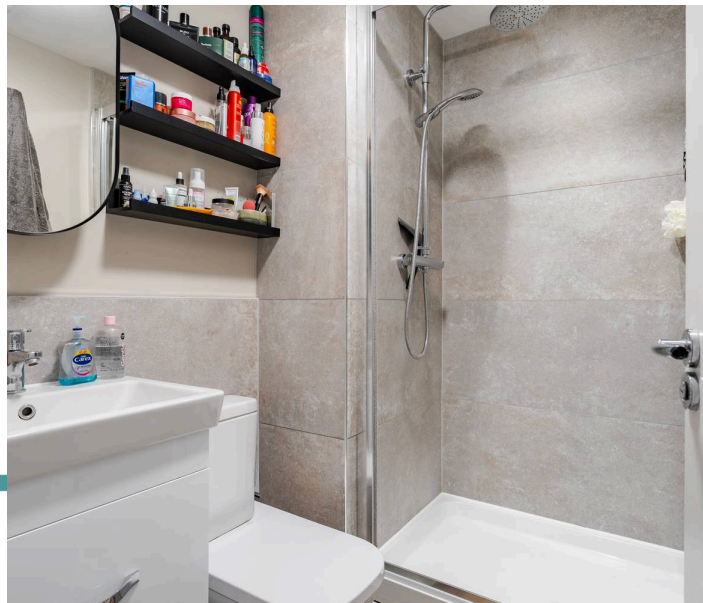
The Location

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.

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.



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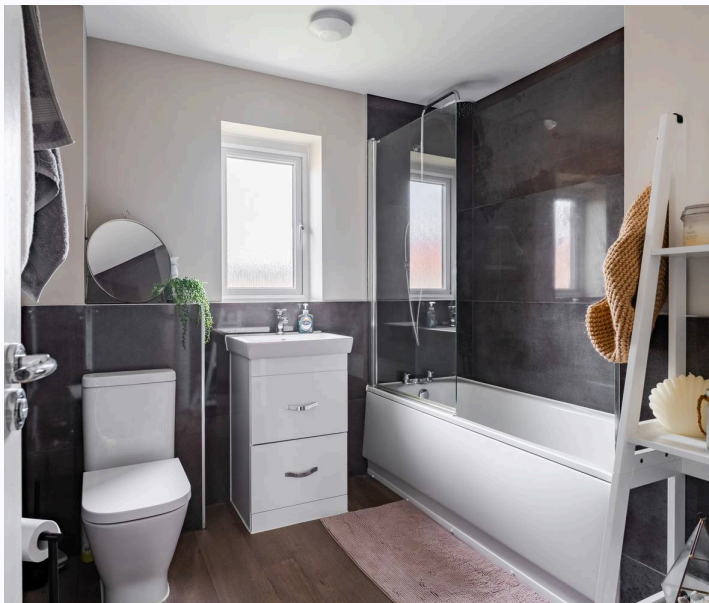
Phoenix Way, Norwich

Occupying one of the largest plots within the development, this impressive bespoke home combines exceptional living space, a double garage and beautifully landscaped gardens to create a property perfectly suited to modern family life.

Constructed by Taylor Wimpey, with the current owner having been the original site manager, the property benefits from a unique and enhanced version of the house design, resulting in a substantial footprint extending to over 2,000 sq. ft. of accommodation. Positioned on a generous corner plot with a private driveway and double garage, the home immediately impresses with its commanding presence and attractive kerb appeal.

The welcoming entrance hall provides access to the principal ground-floor accommodation and sets the tone for the spacious interior beyond. A well-proportioned lounge offers a comfortable retreat for day-to-day family living, while a separate study provides ideal space for home working, hobbies or a quiet reading room. A conveniently placed cloakroom further enhances practicality.

Undoubtedly the heart of the home is the remarkable open-plan kitchen and dining area. Measuring approximately 38ft in length, this outstanding space has been designed with both entertaining and family living in mind. The kitchen provides extensive worktop and storage space, as well as room for a range of appliances, whilst the adjoining dining area comfortably accommodates larger gatherings and occasions.



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French doors provide direct access to the garden, allowing the space to flow effortlessly outdoors during the warmer months. A separate utility room offers further storage and laundry facilities, helping to keep the main living areas organised and uncluttered.

The first floor continues to impress with five well-proportioned bedrooms arranged around a central landing. The principal bedroom enjoys the luxury of its own dressing area and en-suite shower room, while a second bedroom also benefits from en-suite facilities, creating excellent flexibility for guests or older children. Three further bedrooms are served by the family bathroom, offering comfortable accommodation for growing families.

Outside, the property enjoys a particularly impressive plot. The rear garden has been thoughtfully landscaped to create a wonderful balance of entertaining and recreation space, featuring an expansive patio ideal for outdoor dining and social occasions. A substantial lawn extends beyond, bordered by established planting beds filled with shrubs and seasonal colour, creating an attractive backdrop throughout the year. With no direct neighbours overlooking the rear garden, the outdoor space enjoys a strong sense of privacy rarely found on modern developments.

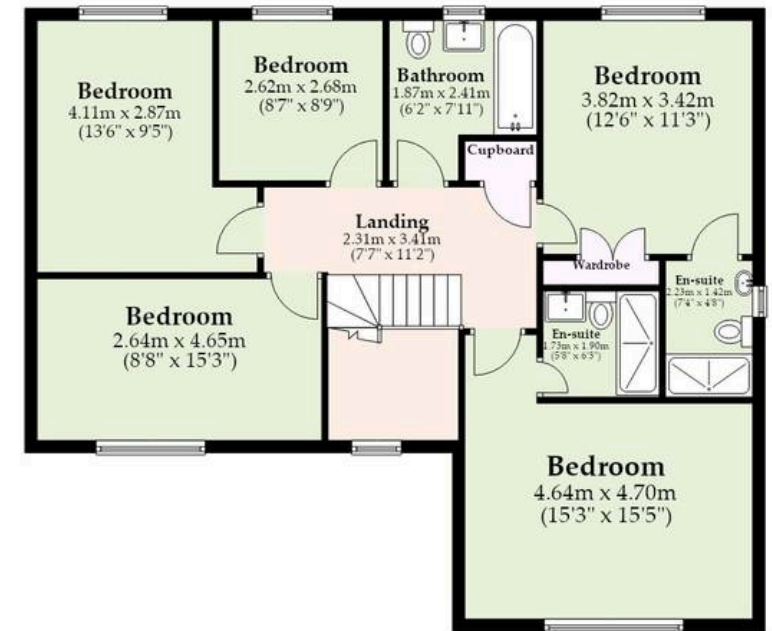
To the front, a large brickweave driveway provides generous off-road parking and leads to the detached double garage, offering excellent storage, workshop potential or secure vehicle parking.



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First Floor
Approx. 92.3 sq. metres (993.5 sq. feet)



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