



38 Birkbeck Way, Norwich

Minors & Brady



38 Birkbeck Way

Norwich

This well-presented three-bedroom semi-detached home offers a modern and comfortable living environment in the popular Thorpe St Andrew area of Norwich. Fully renovated in 2017, the property has been thoughtfully updated throughout, combining a practical layout with contemporary finishes and a good standard of presentation.

With a modern kitchen, contemporary bathroom, private rear garden and driveway parking, it offers an appealing home for those looking to settle into a property with little immediate work required. With a history as a successful rental, it also presents a good investment opportunity for buyers looking for a property with rental potential.



M&B

Minors & Br

Minors & Br

38 Birkbeck Way

Norwich

- Well presented three bedroom semi detached home in the popular Thorpe St Andrew area of Norwich
- Fully renovated in 2017, offering a modern and comfortable home with a well considered layout throughout
- Spacious lounge providing a welcoming main reception room with plenty of natural light and space for comfortable seating
- Modern fitted kitchen offering a practical range of storage and worktop space, ideal for everyday cooking and dining
- Three well proportioned bedrooms arranged across the first floor, providing comfortable accommodation for family members, guests or home working
- Contemporary family bathroom finished in keeping with the modern presentation of the property
- Fully rewired in 2017, providing an important update to the property's electrical installation
- Private rear garden offering a pleasant outdoor space for relaxing, entertaining and enjoying the warmer months
- Driveway providing off road parking for two vehicles, adding useful convenience for residents and visitors
- Further improvements include removal of the concrete gutters and installation of new UPVC guttering in 2023, together with a PIV system installed in 2024



M&B



38 Birkbeck Way

Norwich

Location

Situated in the Thorpe St Andrew area of Norwich, Birkbeck Way is set within an established residential neighbourhood with a good range of everyday amenities close by. Local shops and supermarkets are within easy reach. Regular bus services provide convenient connections into Norwich city centre and surrounding areas, with Norwich railway station also accessible for wider travel.

The area also benefits from easy access to green spaces and the wider countryside, with Mousehold Heath and the River Yare both within the surrounding area. Norwich city centre is a short distance away, offering a broad selection of shops, restaurants, cafés, leisure facilities, and cultural attractions. With a practical location combining local amenities, transport links, and access to open spaces, Birkbeck Way provides a convenient base for enjoying both Norwich and the surrounding area.

Birkberk Way, Norwich

The property opens into an entrance hall, leading through to the main ground floor accommodation. The lounge provides a comfortable reception room with plenty of space for seating and everyday living.



M&B



38 Birkbeck Way

Norwich

The modern fitted kitchen is positioned separately and offers a practical range of units and worktop space. The layout provides a good balance between the main living and kitchen areas, making it well suited to both everyday use and entertaining.

Upstairs, there are three well proportioned bedrooms arranged from the first floor landing. The rooms offer flexibility for family members, guests or those requiring space for home working, while the contemporary family bathroom provides a modern and practical suite.

Outside, the property benefits from a private rear garden, providing a pleasant space for outdoor seating, gardening and entertaining. To the front, a driveway provides off road parking for two vehicles, adding further practicality.

The property has also benefited from a number of significant improvements. It was fully rewired in 2017, while the concrete gutters were removed and replaced with new UPVC guttering in 2023. A PIV system was also installed in 2024, further adding to the property's updated specification.

Agents Notes

Freehold, connected to all main services.

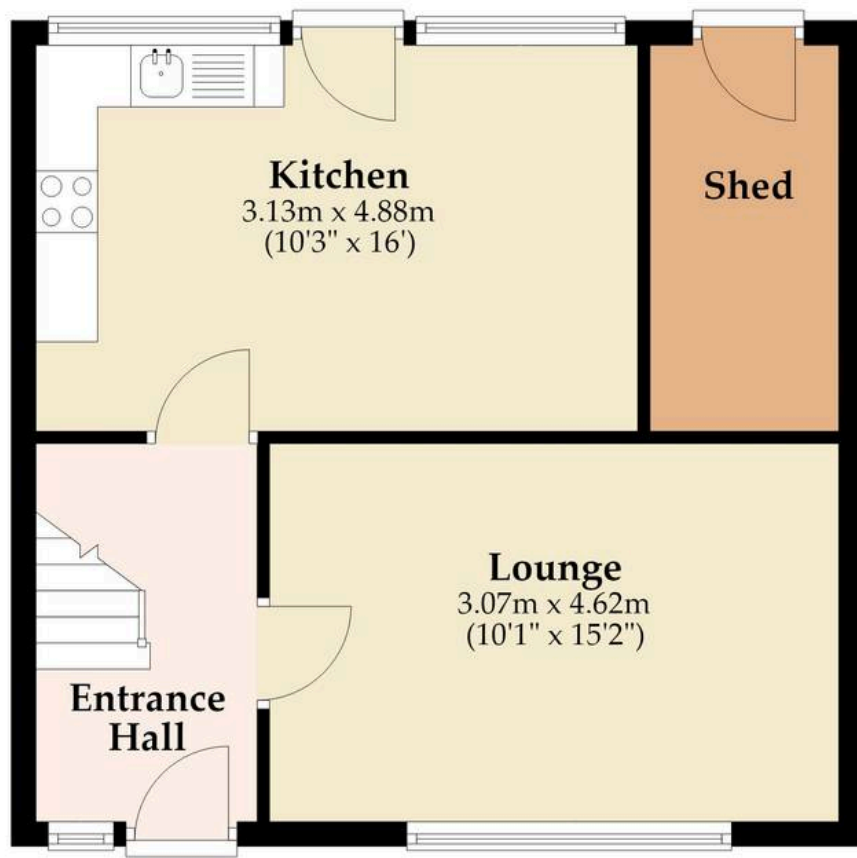
Council tax band - B



M&B

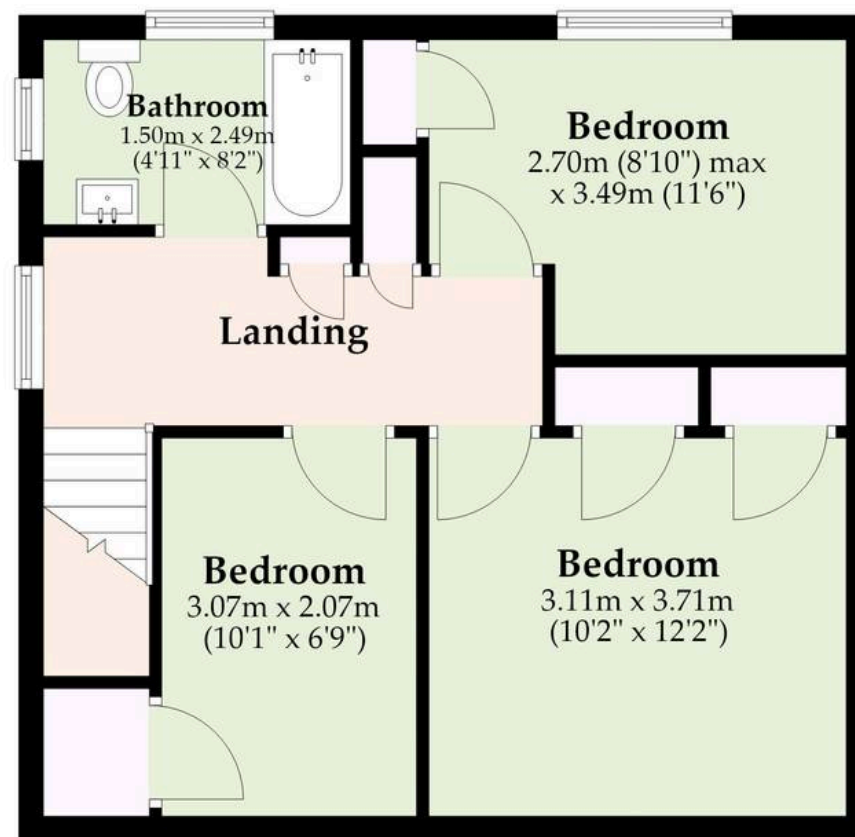
Ground Floor

Approx. 29.8 sq. metres (320.4 sq. feet)
(excluding Shed, Entrance Hall)



First Floor

Approx. 32.6 sq. metres (351.2 sq. feet)
(excluding Landing)



Total area: approx. 62.4 sq. metres (671.6 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 *Abi*
Branch Partner



Meet *Daryl*
Listings Manager



Meet *Adelaide*
Senior Property Consultant

Minors & Brady

Your home, our market

 homes@minorsandbrady.co.uk  01603 783088  6 Church Road, Hoveton, NR12 8UG

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



Residential | Buy-to-Let | Protection

How we can support:

- ✓ Residential Mortgages
- ✓ Protection and Insurance
- ✓ Buy-to-Let (Personal and Limited Company)



Matt Waters
Director and
Principal



Victoria Payne
Mortgage and
Protection Adviser

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

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