



41 Britannia Way, Norwich

Guide Price £290,000

# 41 Britannia Way

Norwich, Norwich

GUIDE PRICE £290,000-£310,000 Discover the perfect blend of space and comfort in this four-bedroom property located in the sought-after area of Costessey. The bright and spacious kitchen, convenient storage in the hallway, and a comfortable living room with plush carpeting and French doors to the rear create a welcoming ground floor. Upstairs, three versatile bedrooms and a modern bathroom cater to diverse needs, while the top floor unveils a master bedroom with an ensuite shower room. Outside, a good-sized garden with lawn and patio areas, ideal for entertaining, complements the convenience of a carport for sheltered parking at the front. This property offers a combination of practicality and modern living for a family.

Council Tax band: C

Tenure: Freehold

EPC Energy Efficiency Rating: B

EPC Environmental Impact Rating: B





## 41 Britannia Way

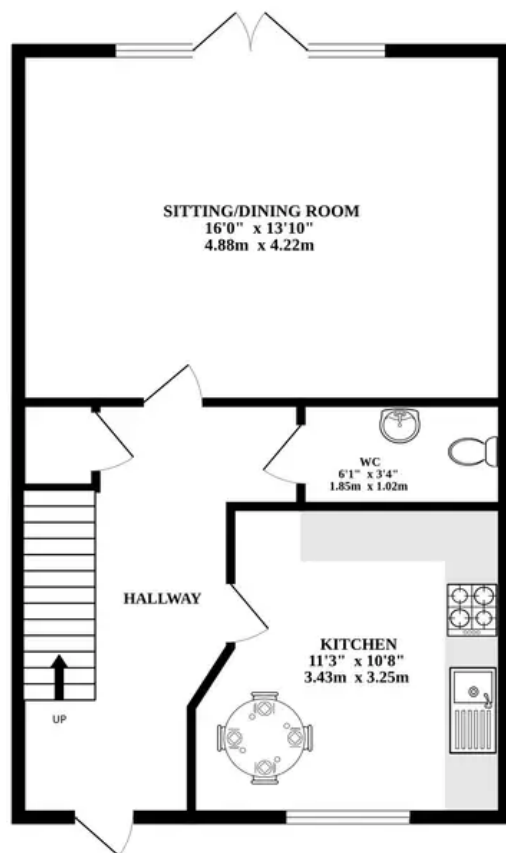
Norwich, Norwich

Nestled in Britannia Way, this property enjoys an ideal tucked-away location that provides the perfect balance between quiet village and convenience. With essential amenities right at your doorstep, including the Longwater Retail Park housing popular retailers like Sainsbury's and M&S, your daily shopping needs are effortlessly met. For those who require an easy commute, the property is within a 5 minute walk of a frequent bus route into the city centre alongside the A47 offering seamless access, making it a prime choice for busy professionals. Furthermore, the proximity to Norwich City provides access to a myriad of additional amenities, from dining options to cultural attractions. Families will appreciate the abundance of schools for all ages in the area, making it a superb choice for those with children, ensuring they receive the best education options within reach.

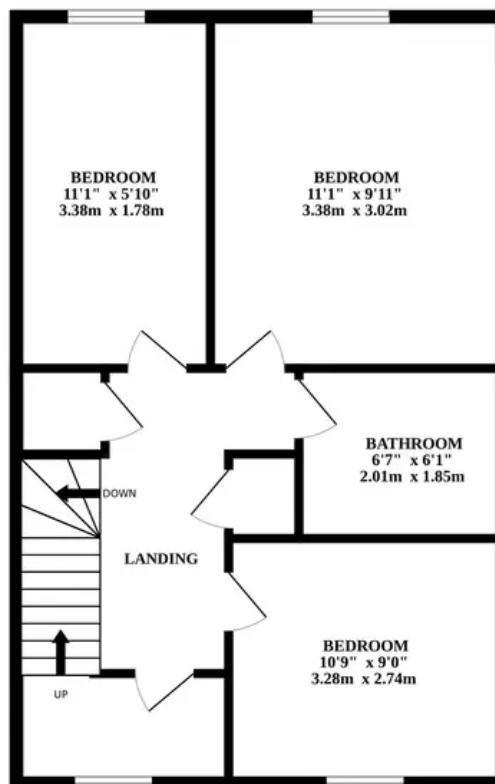


Welcome to this spacious four-bedroom property in the sought-after location of Costessey. As you enter through the welcoming hallway, you'll find easy access to all ground floor rooms, including a generously sized kitchen with a bright and inviting atmosphere, providing ample space for your cooking needs. The hallway offers convenient storage space and leads to a handy WC, ensuring practicality for daily living. Continuing through, the living room awaits, adorned with plush carpeting and offering ample space for your furnishings. French doors open to the rear, seamlessly connecting indoor and outdoor spaces.

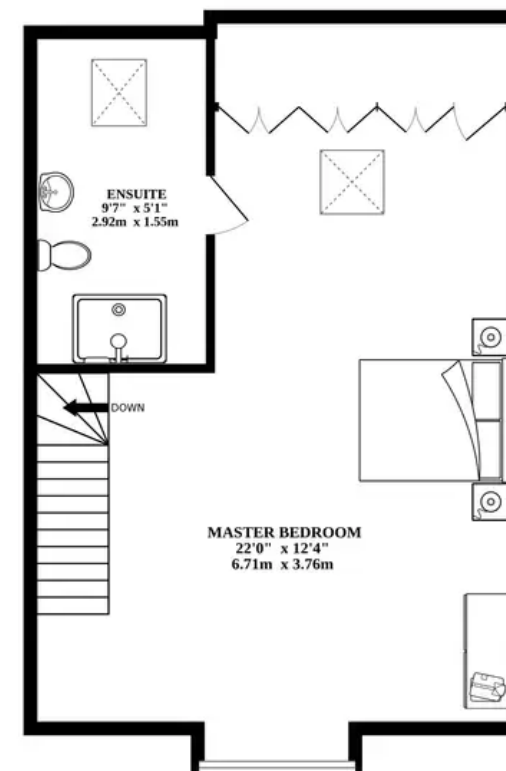
GROUND FLOOR



1ST FLOOR



2ND FLOOR



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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