



19 Musketeer Way, Norwich

Norwich



Minors & Brady



# 19 Musketeer Way

Norwich, Norwich

Occupying a quiet cul-de-sac setting within the sought-after NR7 area, this well-presented detached home offers generous and carefully arranged family accommodation to the east of Norwich city centre and is presented in good decorative order throughout. The ground floor features a bay-fronted lounge, a separate dining room and a substantial conservatory that overlooks the enclosed rear garden, creating a natural extension of the living space. The kitchen and breakfast room are fitted with integrated appliances, while upstairs provides four bedrooms, including a principal bedroom with built-in wardrobes and en suite, alongside a family bathroom and ground floor WC. An integral garage and off-road parking complete the property, all positioned within easy reach of local shops, supermarkets, schools and healthcare facilities.

## Location

Positioned to the east of Norwich city centre, Musketeer Way forms part of a well-established residential development in the popular NR7 area. The location offers convenient access to local shops, supermarkets, schools and healthcare facilities, along with regular public transport links into the city. Norwich railway station and the Riverside Retail Park are within easy reach, while the A47 provides straightforward road connections towards Great Yarmouth and Lowestoft. The nearby Broadland Business Park and Mousehold Heath add further appeal, offering employment hubs and expansive green space close at hand. Residents also benefit from a range of nearby parks, everyday amenities and well-regarded schooling options, making the area practical for families and professionals alike. The surrounding road network allows for efficient commuting while still keeping the city's historic centre, cultural venues and riverside walks within comfortable reach.

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Stepping inside, the entrance hall immediately sets the tone, finished with wood-effect flooring, decorative coving and recessed ceiling spotlights that run the length of the ceiling. A staircase rises to the first floor, and doors lead to the principal ground floor rooms, the integral garage and a ground floor WC fitted with a white suite comprising a wash basin and WC.

To the front, the bay fronted lounge is an inviting reception space with fitted carpet and coving detail. The bay window brings in excellent natural light, while a contemporary wall-mounted glass-fronted fireplace provides a refined focal point. From here, the dining room is accessed, allowing each space to retain its own identity while remaining well-connected. The dining room continues the wood effect flooring and coving, and sliding glazed doors open into the conservatory.

The conservatory is a particularly generous addition, constructed with a brick base and extensive glazing beneath a pitched glass roof. Tiled flooring runs throughout, and the room enjoys open views across the rear garden, creating a light-filled environment suited to both relaxation and entertaining. Double doors open onto the patio, strengthening the connection with the outside. The kitchen and breakfast room are thoughtfully arranged with a range of wall and base units in a complementary two-tone finish, set against wood-effect work surfaces. A glass splashback sits behind the gas hob with a stainless steel extractor hood above, and integrated appliances include a double oven and dishwasher. A stainless steel sink is positioned beneath the window overlooking the garden. Recessed ceiling spotlights provide practical lighting, and wood-effect flooring continues underfoot. A door offers convenient side access.

Upstairs, the landing is finished with fitted carpet and includes a loft access hatch. Doors lead to four bedrooms and the family bathroom.

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The principal bedroom is a well-proportioned double room with fitted carpet and built-in wardrobes with double doors providing integrated storage. The en suite shower room is fitted with a shower enclosure with tiled walls, WC and wash basin, complemented by tiled flooring and a window for natural light.

Three further bedrooms offer flexibility for family life, guests or home working, each finished with fitted carpet and served by the main bathroom. The family bathroom is arranged with a panelled bath with tiled surround, a separate shower enclosure with tiled walls, a WC and a wash basin. Tiling extends around the room, and the flooring is finished in a practical tiled design.

Outside, the rear garden is fully enclosed by timber fencing and framed by established shrubs and mature planting that provide a pleasing sense of privacy. A paved patio sits directly off the conservatory, offering ample space for seating and outdoor dining, and leads onto a well-kept lawn bordered by gravelled sections and shaped beds. A timber shed is positioned towards the rear, and the garden backs onto a line of trees, ensuring the space is not overlooked and enjoys a high degree of seclusion.

To the front, a lawned area sits alongside the driveway, which provides off-road parking and leads to the integral garage with an up-and-over door. The driveway allows for parking for up to four vehicles, in addition to the garage. The property benefits from double glazing throughout.

## Agents notes

Sold freehold, connected to main services: water, electricity, gas and drainage.

Gas Central Heating

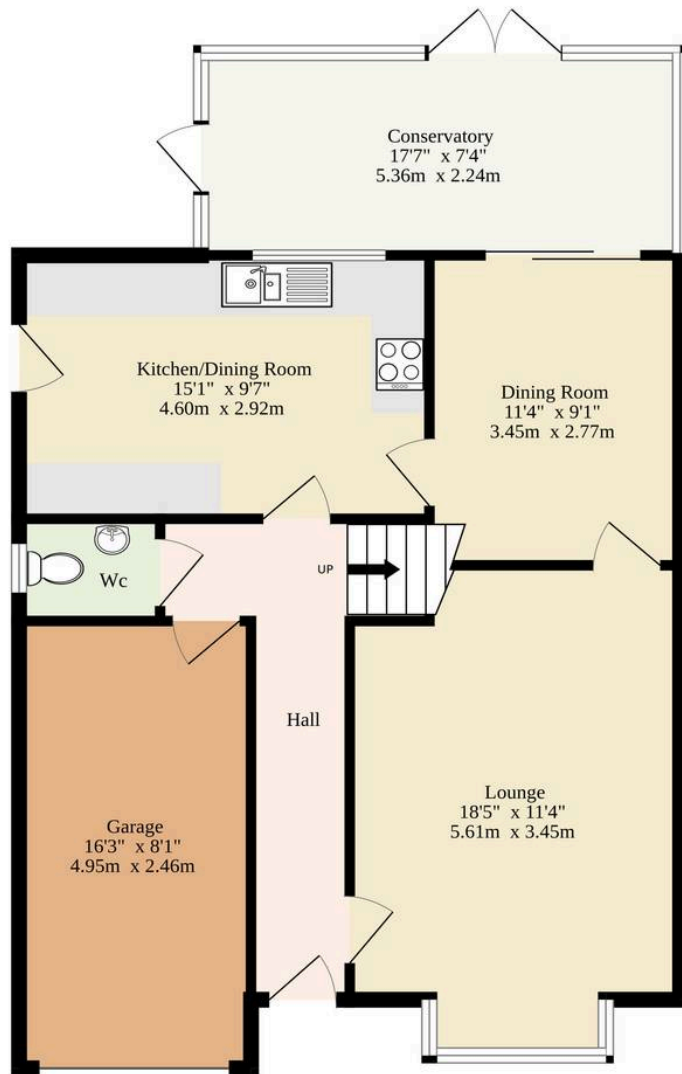
Council Tax Band- D

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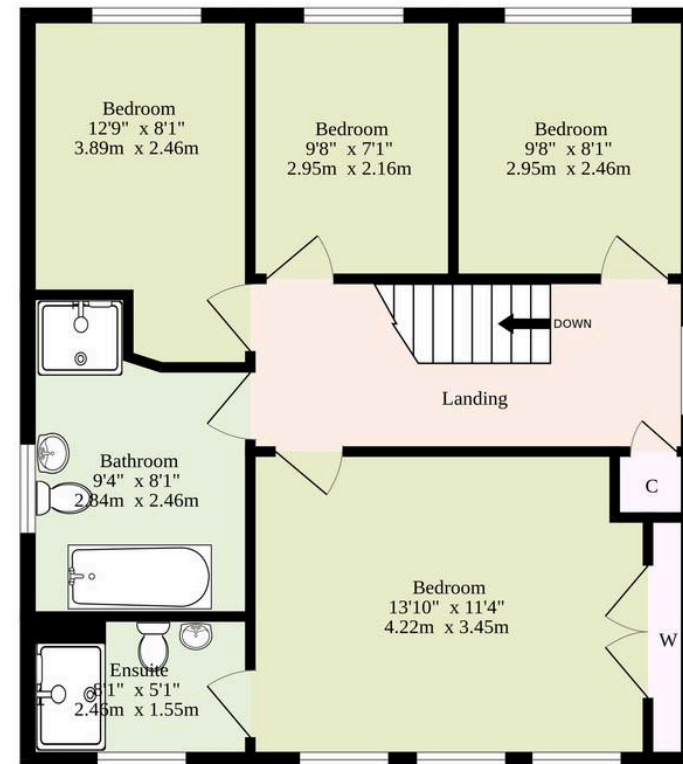




Ground Floor  
813 sq.ft. (75.5 sq.m.) approx.



1st Floor  
618 sq.ft. (57.4 sq.m.) approx.



TOTAL FLOOR AREA : 1431 sq.ft. (132.9 sq.m.) approx.

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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# Dreaming of this home?

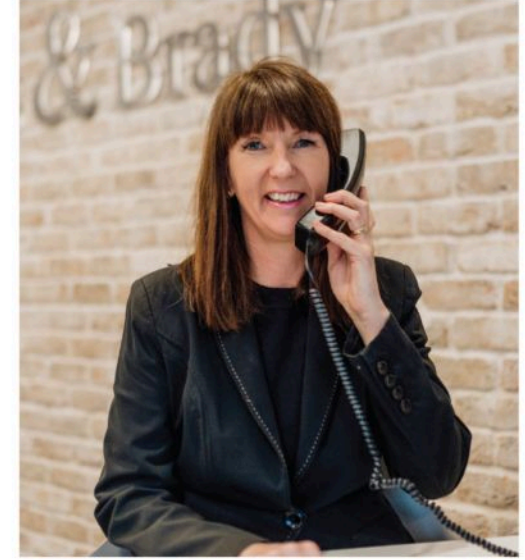
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# Minors & Brady

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