



Britannia Way, Norwich - NR5 0UT

**STARKINGS  
& WATSON**

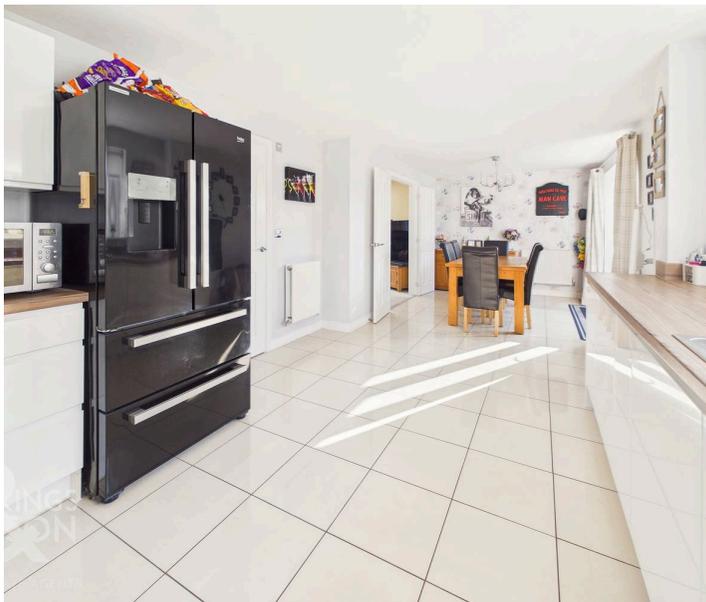
HYBRID ESTATE AGENTS



## Britannia Way

Norwich

Sitting proudly on the edge of this popular development with an ENVIABLE POSITION sitting opposite a green space with large open spaces to the side of the home overlooking fields and the public play park. Internally, the property is presented in a flawless condition throughout with accommodation reaching approx. 1679 Sq. Ft (stms) over THREE LEVELS. The ground floor boasts THREE RECEPTION ROOMS including a STUDY, 15' DUAL ASPECT sitting room and OPEN KITCHEN/DINING ROOM with INTEGRATED APPLIANCES measuring an impressive 26'. From the central hallway, a large UTILITY ROOM and WC can also be found, ideal for busy family living. In total, FIVE BEDROOMS can be found across the next two levels with the main bedroom boasting a DRESS ROOM and EN-SUITE SHOWER ROOM and each a FAMILY BATHROOM on the first floor and SHOWER ROOM on the second floor. The rear garden is much LARGER THAN AVERAGE making this home unique - with a WEST FACING aspect, the garden retains light and warmth all throughout the evening and makes the perfect space for a family to enjoy all being served by a large sweeping DRIVEWAY and DOUBLE GARAGE.



Council Tax band: E

Tenure: Freehold

EPC Energy Efficiency Rating: B

EPC Environmental Impact Rating: B

- Substantial Detached Family Home
- Situated Opposite Green Space & Public Play Park
- 26' Kitchen/Family Room
- Separate Dual Aspect 15' Sitting Room & Study
- Five Double Bedrooms
- Family Bathroom, En-Suite. Shower Room & Ground Floor WC
- Impressive, Much Larger Than Average West Facing Garden
- Ample Driveway Parking & Double Garage

The property is set within The Hampden View development, which is located just off Norwich Road in Costessey, where within a short walk you will find various local amenities including shops, hardware store, post office etc. Local schooling is located close by up to Secondary level, whilst a wealth of public transport leads to Norwich and the nearby Retail Parks.



## SETTING THE SCENE

The property is set back from the street sitting opposite an open green space where a gated border gives way to a low level shrub frontage creating vibrancy towards the front of the home. A double garage and driveway sits towards the right hand side with timber swinging gates leading directly into the rear garden.

## THE GRAND TOUR

Once inside a central hallway space is the first area to greet you laid with all tile flooring, the space reaches towards all living spaces on ground floor whilst also giving access to the stairs for the first floor and handy bespoke built under the stair storage. Turning to your left hand side from this central hallway, the first generous living space in the form of a 15' dual aspect sitting room will greet you with a bay fronted window. The space is incredibly well lit and enjoys views over the green space to the front of the home and further green space and public play park to the side of the home. A large open carpeted floor space leaves a potential choice of layout of soft furnishings within the room whilst wooden French doors open into the dining room area with the ability to create a more free flowing design or create separate living spaces depending on preference. Towards the rear of the home an impressively sized 26' kitchen and dining room can be accessed from either the hallway or the sitting room space where initially the flooring opens on the left hand side to leave more than enough room for a formal dining table sat in front of a set of uPVC double glazed French doors which in turn open into the garden whilst the opposite side of the room is a mixture of wall and base mounted storage units set around square edge wooden effect work surfaces which leave space for integrated appliances to include an oven and hob with extraction above and under the counter dishwasher.

The same tile flooring loops back through to the hallway where a well proportioned utility room and WC gives further base storage with room and plumbing for additional white goods, a tall heater, towel rail and mirrored wall. To the right from the entrance of the home a versatile space sits again overlooking the green space at the front of the home. Functioning as a secondary snug sitting room, this area is perfectly designed as a home office space or even potential kids playroom.

The first floor landing is home to the first three double bedrooms with two similarly sized rooms coming to the left hand side of the stairs with the slightly larger being more than capable of hosting a double bed with additional storage solutions sat to the rear of the home and the slightly smaller room again being large enough for a double bed with a dual facing aspect currently functioning as a home office space

At the very top of the stairs a three piece family bathroom suite is on offer with a predominantly tile surround and all wooden effect flooring whilst the larger of the bedrooms sits just to the right of this. This space reaches from the front to the rear of the home and creates the perfect main bedroom suite with a large open floor space leading towards a walk in wardrobe and dressing room with two mirrored built in wardrobes and an en-suite shower room complete with a double shower unit and tall heated towel rail. The second floor landing again splits in each direction to take you into two incredibly well proportioned double bedrooms each of which being similar in size. The spaces both benefits from a dual facing aspect with Velux windows mounted in the rear part vaulted ceiling to allow natural light to fill the rooms. Each of these rooms can share the use of a shower room located in between each with a predominantly tile surround and tall heated towel rail.

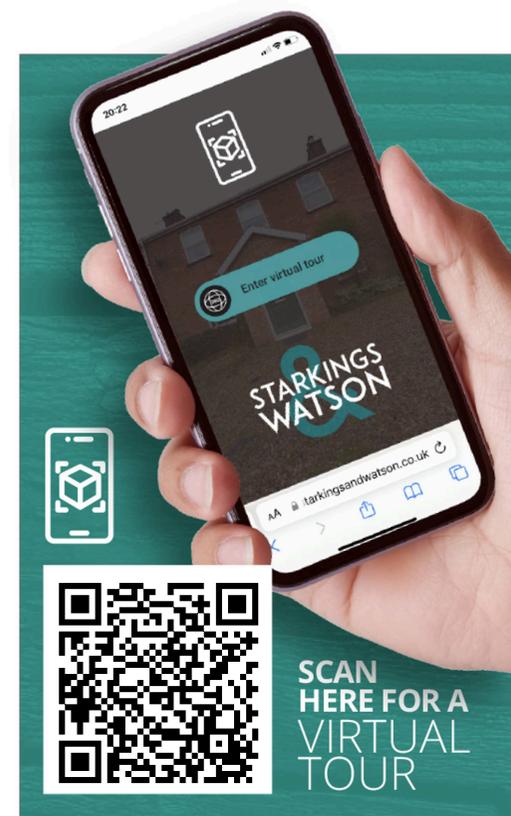
## FIND US

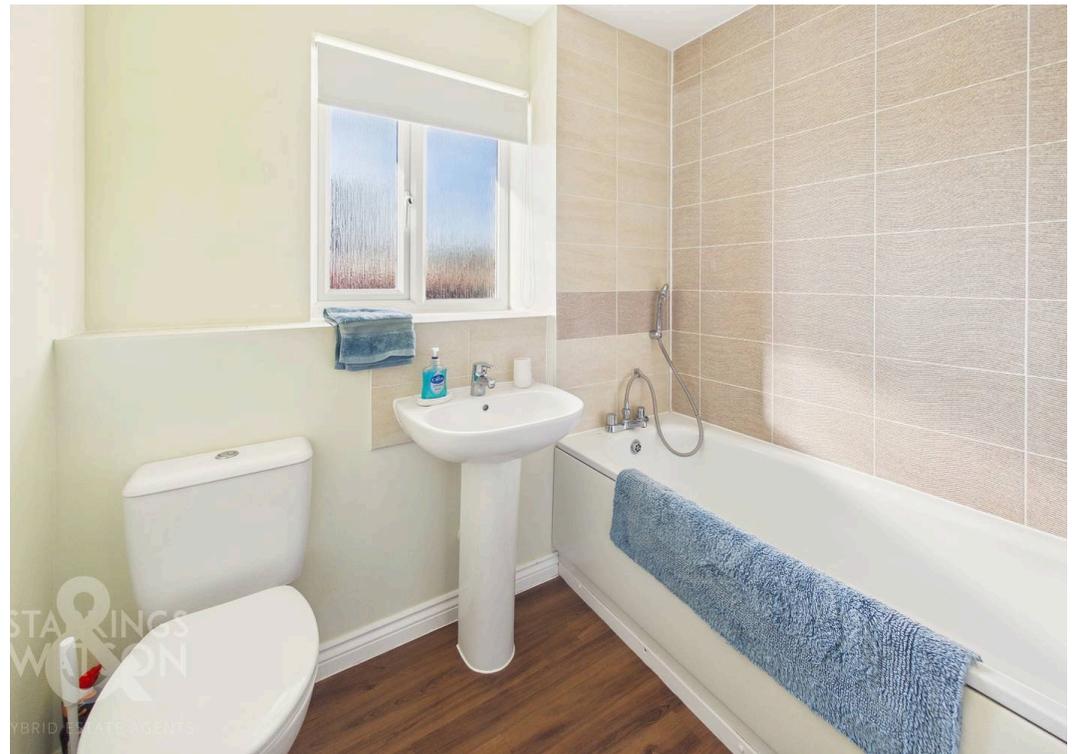
Postcode : NR5 0UT

What3Words : ///niece.pulses.importing

## VIRTUAL TOUR

View our virtual tour for a full 360 degree of the interior of the property.







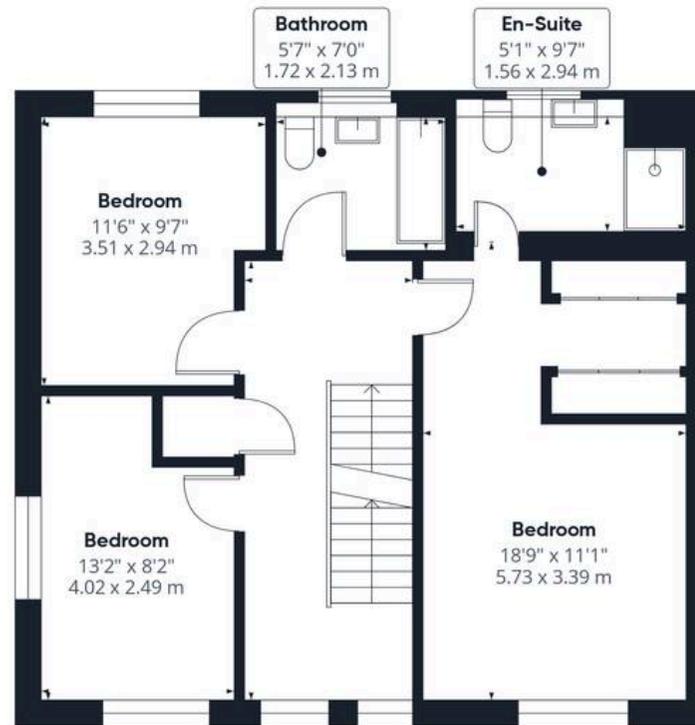
## THE GREAT OUTDOORS

Leaving the property from the kitchen/family room French doors, you step onto a large terraced area ideal for outside entertaining. Follow the paving round to the sunny south western corner of the garden, there is a landscaped and enclosed terrace perfectly set for alfresco dining. There are various raised planting areas and the garden is predominantly laid to lawn. There is also a side door into the double garage and a secure side gate leading from front to rear.





Ground Floor



Floor 1



Floor 2

**Approximate total area<sup>(1)</sup>**

1679 ft<sup>2</sup>  
155.9 m<sup>2</sup>

**Reduced headroom**

32 ft<sup>2</sup>  
3 m<sup>2</sup>

(1) Excluding balconies and terraces

Reduced headroom

----- Below 5 ft/1.5 m

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360





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