



Phoenix Way, Norwich NR5 0WU

welcome to

Phoenix Way, Norwich

New to the market is this beautifully presented four-bedroom detached home on the Hampden view estate in NR5, offered for sale with no onward chain A perfect family home in a prime location, close to all local amenities.



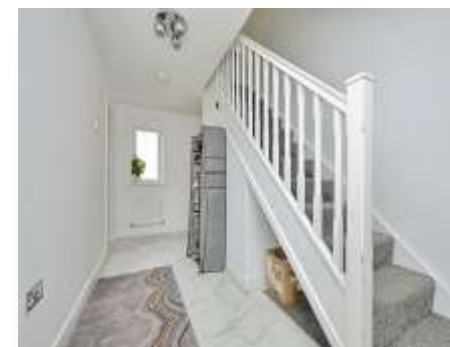
On the ground floor, this impressive family home offers a generously sized living room, creating the perfect space for relaxing and entertaining, with doors opening directly onto the rear garden. A second reception room provides a versatile accommodation that could be utilised as a formal dining room, playroom, snug or home office.

The heart of the home is the thoughtfully designed kitchen/diner, offering an excellent space for everyday family living and social occasions. Fitted with a range of modern wall and base units, the kitchen further benefits from integrated appliances, including a dishwasher and fridge/freezer. Doors from the kitchen/diner lead directly into the rear garden, blending indoor and outdoor living. Completing the ground floor is a convenient downstairs WC.

The first floor boasts four well-proportioned bedrooms, all offering comfortable and versatile living space. The principal bedroom benefits from its own en-suite shower room. The remaining bedrooms are served by a modern family bathroom fitted with a contemporary suite. The first floor offers perfect space for growing families.

The enclosed rear garden provides an ideal space for spending time with family and hosting events.

Located in the popular postcode of NR5, in the west of Norwich. Offering easy access onto the A47, Norwich city centre, University of East Anglia



view this property online williamhbrown.co.uk/Property/NOR144425



welcome to

Phoenix Way, Norwich

- No onward chain!
- Detached family home
- Driveway for multiple cars
- Single garage
- Four generously sized bedrooms

Tenure: Freehold EPC Rating: B
Council Tax Band: E

offers in excess of

£450,000



Please note the marker reflects the
postcode not the actual property

view this property online williamhbrown.co.uk/Property/NOR144425



Property Ref:
NOR144425 - 0004

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

William H Brown is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.



william h brown



01603 760044



norwich@williamhbrown.co.uk



5 Bank Plain, NORWICH, Norfolk, NR2 4SF



williamhbrown.co.uk