

SALES & LETTINGS

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Bertram Way, Norwich, Norfolk, NR1 1EU

A rare opportunity to purchase a modern three storey town house located in a popular development on the fringe of the city centre. It enjoys an elevated position on the site of the historic 'Nest', home of Norwich City Football Club till 1935 and is a short riverside walk from Norwich train station, the Riverside Retail Park with its supermarket, restaurants, bowling alley, gymnasium and cinema as well as the current site of the football club at Carrow Road.

The property is approached at the front where there is a communal green space, with lawn gardens, seating, mature trees and rooftop views towards the city's cathedral. To the rear, an easy to maintain, enclosed garden provides the ideal setting for socialising with friends and family. The property also benefits from off-road parking and a garage.





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- CITY LIVING LIFESTYLE
- ENCLOSED REAR GARDEN
- VERSATILE ACCOMMODATION

- OFF-ROAD PARKING & GARAGE
- WELL-PRESENTED THROUGHOUT
- EASY ACCESS TO LOCAL AMENITIES

- FOUR BEDROOMS, ONE WITH EN-SUITE
- LESS THAN HALF A MILE TO CITY CENTRE
- OVER FIFTEEN HUNDRED SQUARE FEET OF LIVING SPACE

Arranged over three floors, the property has been well maintained and provides versatile accommodation for any modern-day family. On the ground floor a hallway leads through to a storage cupboard and an open plan kitchen, dining room with access to the rear garden. To the first floor there is a family bathroom, a bedroom and a spacious lounge with double doors opening out to a balcony and views towards the city. Stairs from a landing lead to a further bathroom, and three bedrooms, the master with an en-suite and two with built in storage.

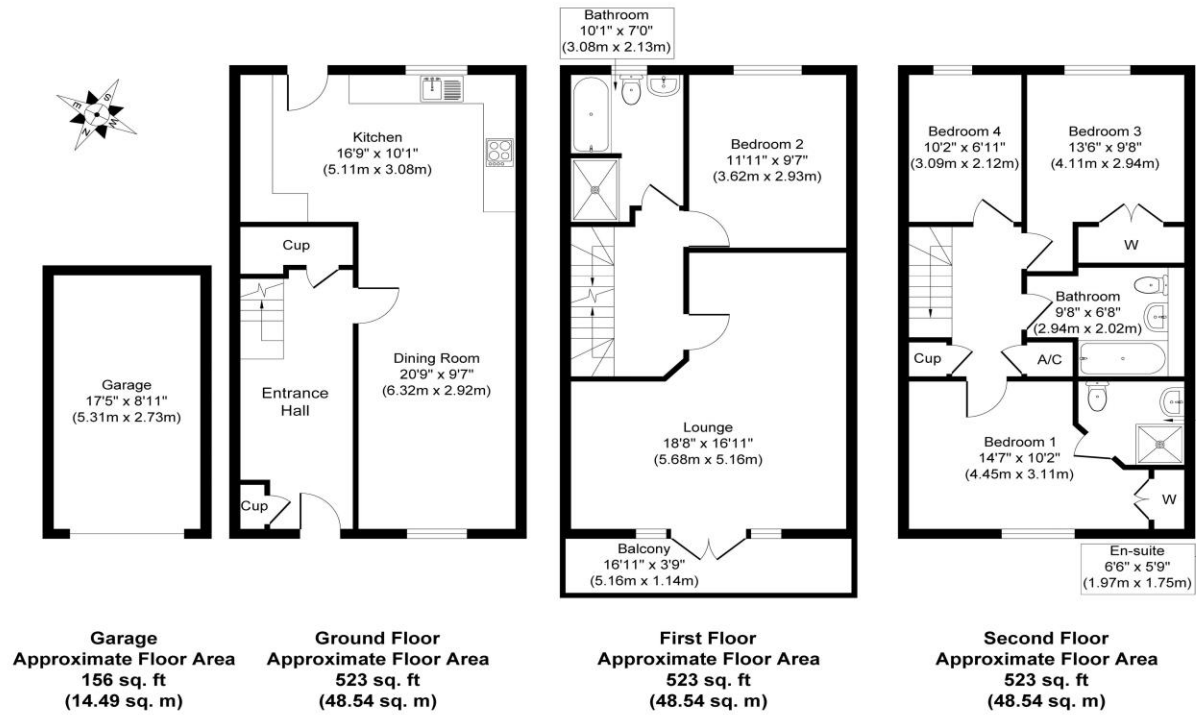
The property is further complimented in its proximity to the inner ring road for easy navigation to the north and south of the city. If you are looking for green spaces to relax, unwind or walk the dog both Mousehold Heath and Whitlingham Country Park are less than a five-minute drive away.

Agents note - The garage is on a leasehold arrangement.





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Whilst every attempt has been made to ensure the accuracy of the floor plan 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. The measurements should not be relied upon for valuation, transaction and/or funding purposes. This plan is for illustrative purposes only and should be used as such by any prospective purchaser or tenant. 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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