



44 Desborough Way, Norwich
£425,000

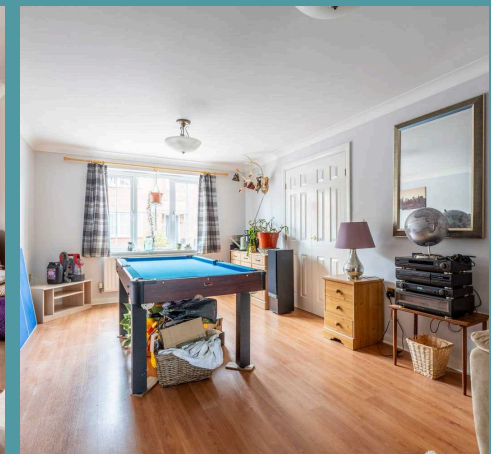
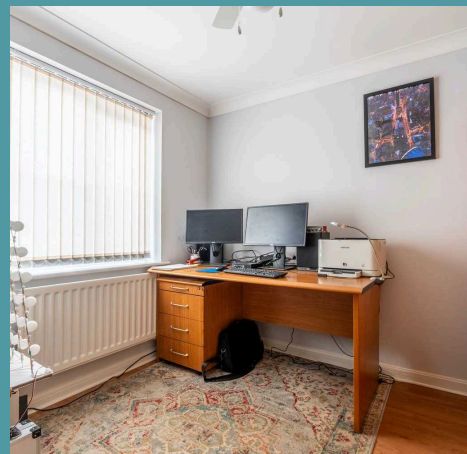
44 Desborough Way

Norwich

Desborough Way is a spacious five-bedroom family home located in the highly desirable NR7 area of Norwich. The ground floor offers a generous entrance hallway, a large lounge with French doors leading to a flexible dining area, and a kitchen with a warm wooden theme, ample cabinetry, and space for family meals. Additionally, a versatile study with full fibre broadband provides an ideal work-from-home space or can be used as a playroom or guest room. The upper floor features five well-proportioned bedrooms, including two with en-suite bathrooms, and a modern family bathroom, providing comfort and privacy for a growing family. Outside, the private rear garden is landscaped for relaxation and outdoor entertaining, while the double garage and off-road parking ensure ample space for vehicles.

The Location

Desborough Way is ideally located in the heart of Norwich, with easy access to a variety of local amenities and services. Just 1.5 miles from the vibrant city centre, you'll find a range of shops including Sainsbury's, Tesco, and independent stores along Magdalen Street. For leisure, the popular Riverside Entertainment Centre is only 1 mile away, offering a cinema, restaurants, and bowling. Families will appreciate the proximity to well-regarded schools such as St. Clements Hill Primary School (0.6 miles) and Thorpe St. Andrew School (1.3 miles). Transport links are excellent, with the Norwich Train Station just 2 miles away, providing direct connections to London in under two hours.





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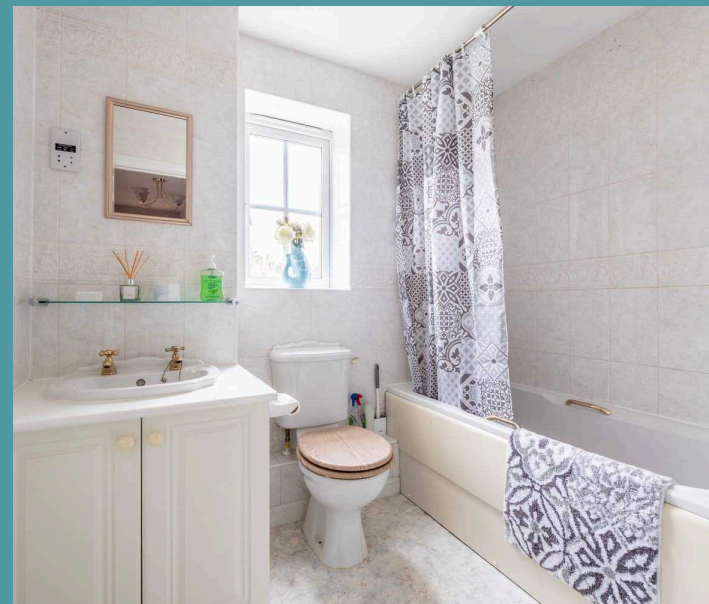
Norwich

Desborough Way

Welcome to Desborough Way, a spacious and versatile five-bedroom family home located in the sought-after NR7 area of Norwich. Step into a generous entrance hallway, offering immediate warmth and practicality with a useful WC for convenience. The ground floor boasts expansive living areas, starting with a large, comfortable lounge featuring French doors that flow seamlessly into a flexible dining area.

This space can easily adapt as extra living space if preferred. The kitchen, is designed with a warm wooden theme and ample cabinetry, providing plenty of storage and room for a dining setup, perfect for family meals and gatherings. Completing the ground floor is a versatile study, equipped with full fibre broadband, making it an excellent space for working from home or using it as a playroom or guest room as needed.

The upper floor accommodates a family of any size with its five well-proportioned bedrooms. Two of these bedrooms include en-suite bathrooms, delivering added privacy and convenience. The remaining three bedrooms are equally inviting and share a modern family bathroom, creating a comfortable layout for a large or growing family. Each bedroom has been thoughtfully designed to offer space and comfort.





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Norwich

Outside, the rear garden is a private setting, thoughtfully landscaped with a mix of lawn, paved areas and a variety of colourful shrubs and flowers along the borders, perfect for relaxation and outdoor entertaining. At the front, a double garage and off-road parking provide ample space for vehicles. This remarkable property has been lovingly cared for by the current owner since new, blending ample space and practical layout, to make it an ideal family home.

Agents Note

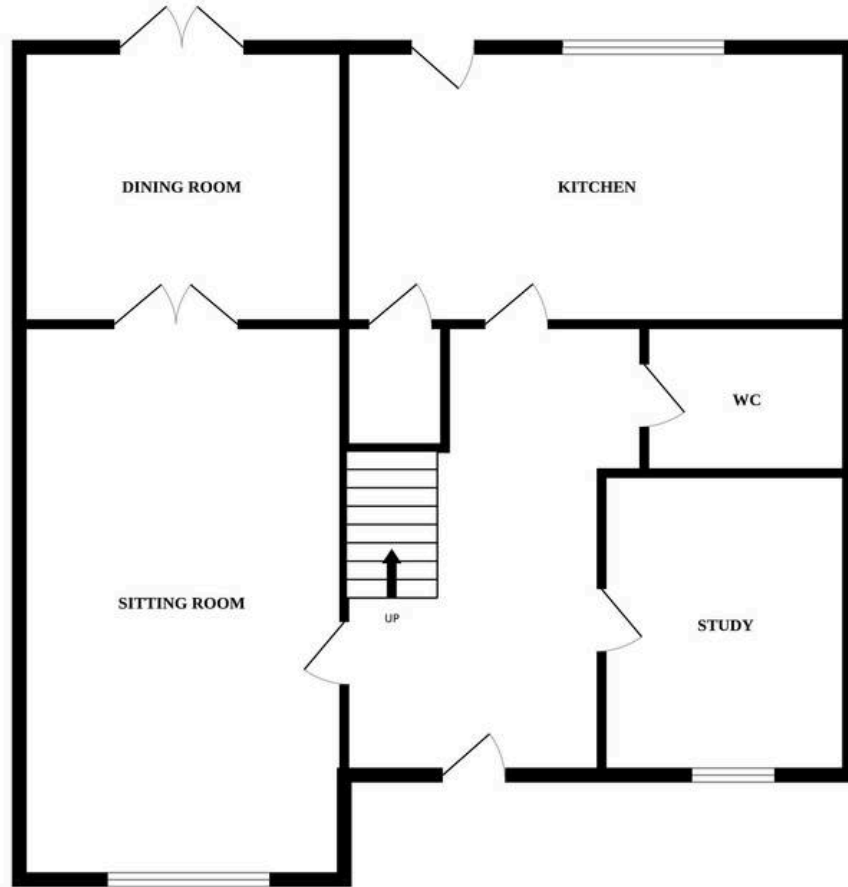
Sold Freehold.

Connected to gas central heating.

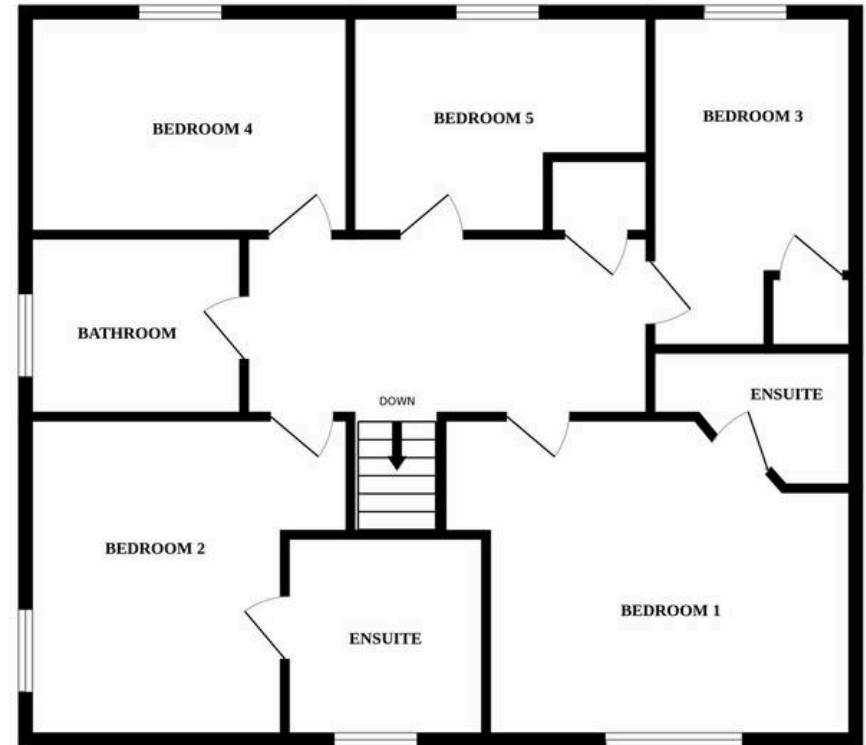
- Spacious five-bedroom family home offering ample living space
- Welcoming entrance hallway with convenient ground floor WC
- Large lounge with French doors leading to a flexible dining area
- Kitchen featuring a warm wooden theme, plenty of cabinetry, and room for a dining setup
- Dedicated study with full fibre broadband, perfect for working from home
- Two en-suite bedrooms, providing extra privacy and convenience
- Landscaped private rear garden with a mix of lawn, paved areas, and colourful borders
- Double garage and off-road parking offering ample space for vehicles



GROUND FLOOR



1ST 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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