

property details **approval form**

35 Britannia Way, Norwich, Norfolk, England, NR5 0UW

Date: 30 April 2026

Property Ref and Version: NOR144378 - 0001

selling your home with us!

Not for marketing purposes INTERNAL USE ONLY

>> **let's get your property sold!**

After visiting your property we have compiled this document to show you all of the information we have gathered, including all images. We just need you to review this document to make sure everything we say in here is accurate before we officially begin marketing your home.

What is covered in this marketing approval form:

1. Price
2. Key Features
3. Short Description
4. Long Description
5. Room Description
6. Directions
7. Property Images
8. Floor Plan

The information within this document will be used within our property particulars and on the internet; the format of how this information is displayed may be subject to change.

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>> **price**

£300,000

Tenure: Freehold

>> **key features**

- > Situated in the Highly Desirable "The Hampdens" Development
- > Spacious Four-Bedroom Townhouse
- > Fully Enclosed, Private Rear Garden
- > Modern Versatile Living Spaces Perfectly Suited for Families
- > Convenient Off-Road Parking
- > Excellent Local Schools and Transport Links Nearby
- > Viewing Highly Recommended - Contact William H Brown Today
- > EPC Rating: B

>> **short description**

A well presented four-bedroom townhouse located in the prestigious and highly sought-after development of "The Hampdens." Boasting spacious accommodation across three floors, off-road parking, and a private, fully enclosed rear garden.

>> **long description**

William H Brown is delighted to present to the market this elegantly proportioned and well-maintained four-bedroom townhouse. Nestled within the quiet, family-friendly pockets of the coveted "The Hampdens" development, this home offers a blend of modern design and functional living, making it an ideal choice for the contemporary family.

The property is presented in excellent decorative order, offering bright and airy accommodation spread thoughtfully over three floors. The ground floor serves as the heart of the home, typically featuring a welcoming entrance hall and a spacious kitchen/dining area that leads out to the garden—perfect for entertaining. The upper floors house four well-sized bedrooms, offering the versatility to create a home office or hobby room if required.

Externally, the property continues to impress. The rear garden is fully enclosed, providing a safe and private sanctuary for children to play and for outdoor dining during the summer months. To the front/side, the property benefits from dedicated off-road parking, a premium feature for the area.

The Location "The Hampdens" is renowned for its community feel and prime location. Residents enjoy easy access to local amenities, reputable schools, and excellent transport links, ensuring that everything a busy family needs is right on the doorstep.

Your William H Brown office: 5 Bank Plain, NORWICH, Norfolk, NR2 4SF

T 01603 760044 **E** norwich@williamhbrown.co.uk

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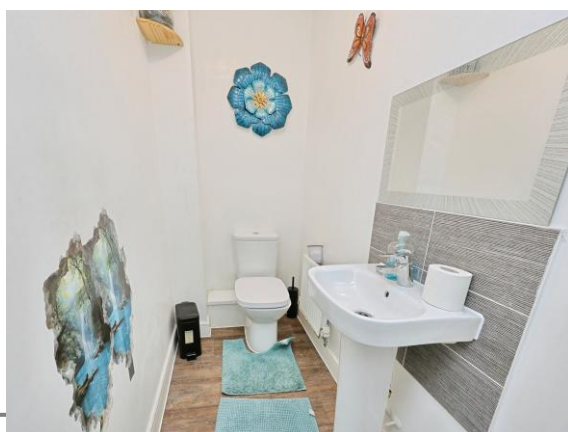
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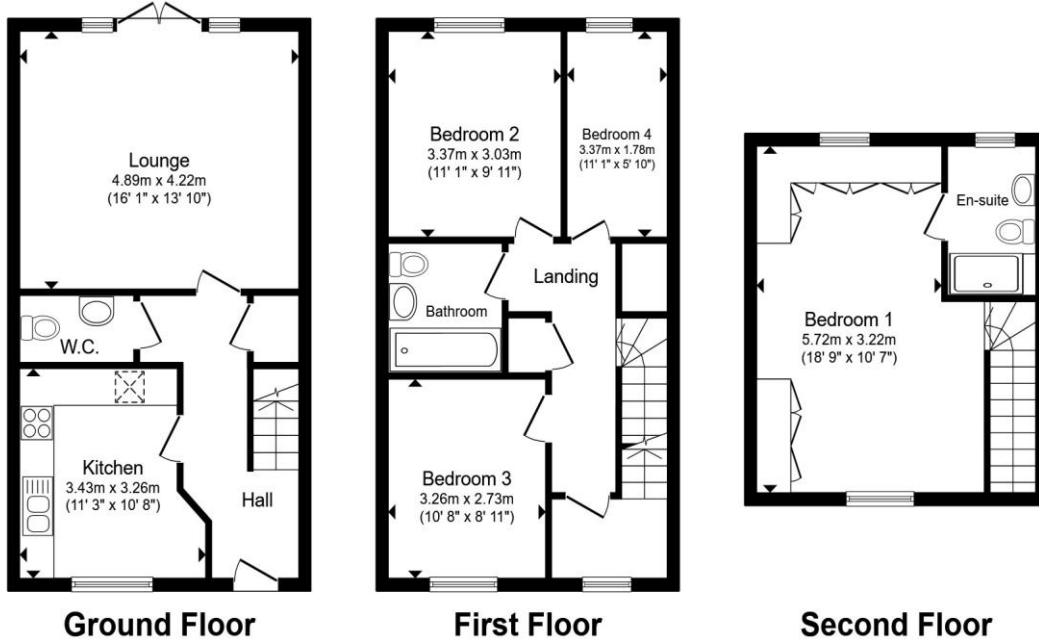
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>> floor plan



Total floor area 115.2 m² (1,240 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.io



>> approval

Signature

Date

Finnley Collins		
Mr P. Iyaji		

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