



Ottaway Close, Costessey, Norwich

Offers In Region Of £270,000 Freehold

Energy Efficiency Rating : C

- ✓ Mid-Terrace Eco Home
- ✓ Close to Countryside Walks
- ✓ Solar Panels with approx £400 income pa
- ✓ Open Kitchen/Dining Room
- ✓ En Suite, Bathroom & Cloakroom
- ✓ Three Bedrooms
- ✓ Allocated Parking for Two Cars
- ✓ Low Maintenance Gardens

To arrange an accompanied viewing please call our Costessey Office on 01603 336446

**STARKINGS
&
WATSON**



This DEVELOPMENT OF ECO HOMES is situated in close proximity to COUNTRYSIDE WALKS on Marriott's Way bridle path, AMENITIES available in COSTESSEY and only a short drive along DEREHAM ROAD to both NORWICH CITY CENTRE and the LONGWATER RETAIL PARK. The accommodation is spread over THREE FLOORS with an ENTRANCE HALL leading to both the CLOAKROOM, a LIGHT AND SPACIOUS dual aspect open plan KITCHEN/SITTING/DINING ROOM with BI-FOLDING DOORS to the rear garden, and a MODERN FITTED KITCHEN with window facing to the front. Upstairs TWO DOUBLE BEDROOMS can be found on the middle floor, serviced by a FAMILY BATHROOM. The top floor is dedicated as a MAIN BEDROOM SUITE complete with DRESSING ROOM, private balcony and an EN-SUITE SHOWER ROOM. Externally the rear garden is LOW MAINTENANCE, and is completely private and enclosed. There are TWO ALLOCATED PARKING SPACES as well as a communal BIKE SHED.

LOCATION

Ottaway Close 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.

DIRECTIONS

You may wish to use your Sat-Nav (NR5 0NY), but to help you...Leaving Norwich along the Dereham Road, continue

straight over the roundabout. At the first set of traffic lights continue straight over, turning right at the second set onto Norwich Road. Follow the road along, passing the shops and local amenities, turning left onto Ottaway Close, where the property can be found on the left-hand side as indicated by our For Sale board.

AGENTS NOTE

This property is subject to a management charge for owners to contribute towards the upkeep of the communal areas which is £540 per annum. There are Solar panels which provide our owners around £400 per annum worth of income.

The property is approached via a hard standing driveway that services all of Ottaway Close, there are slabs a small front garden to front and access to the main property.

Obscure double glazed entrance door to:

ENTRANCE HALL

Wood effect flooring, wall mounted electric heater, stairs to first floor landing, smooth ceiling, doors to:

SITTING/DINING ROOM

16' 8" x 15' 5" (5.08m x 4.7m) Wood effect flooring, wall mounted electric heater x2, double glazed bi-folding doors to rear, television and telephone points, built-in storage cupboard, smooth ceiling, opening to:

KITCHEN

9' 11" x 9' 8" (3.02m x 2.95m) Fitted range of wall and base level units with complementary rolled edge work surfaces and inset one and a half bowl stainless steel sink and drainer unit with mixer tap, inset electric hob, built-in electric oven with stainless steel splash back and extractor fan over, integrated fridge/freezer, integrated dishwasher, integrated washing machine, wood effect flooring, uPVC double glazed window to front, telephone point, smooth ceiling.

CLOAKROOM

Two piece suite comprising low level W.C, wall mounted hand wash basin and mixer tap over, tiled splash backs, wood effect flooring, wall mounted electric heater, uPVC obscure double glazed window to front, smooth ceiling.

STAIRS TO FIRST FLOOR LANDING

Fitted carpet, smooth ceiling, opening to:

BEDROOM

16' 8" x 9' 5" (5.08m x 2.87m) Fitted carpet, wall mounted electric heater, uPVC double glazed window to front, smooth ceiling.

FAMILY BATHROOM

Three piece suite comprising low level W.C, pedestal hand wash basin, panelled bath with mixer shower tap and glazed shower screen, tiled splash backs, shaver point, extractor fan, tiled flooring, heated towel rail, smooth ceiling with extractor fan.

DOUBLE BEDROOM

16' 8" x 8' 8" Max. (5.08m x 2.64m) Wood effect flooring, wall mounted electric heater, smooth ceiling, UPVC double glazed sliding doors to Juliet balcony.

STAIRS TO SECOND FLOOR LANDING

Fitted carpet, smooth ceiling, opening to:

DOUBLE BEDROOM

13' 6" x 12' 4" Max. (4.11m x 3.76m) Fitted carpet, electric storage heating, uPVC double glazed sliding patio door to rear, smooth ceiling, doors to:

DRESSING ROOM

6' 2" x 5' 9" (1.88m x 1.75m) Wood effect flooring, built-in double airing cupboard, smooth ceiling.

EN SUITE SHOWER ROOM

Three piece suite comprising low level W.C, hand wash basin set within vanity unit with storage cupboard under, shower cubicle with thermostatically controlled shower, tiled flooring, wall mounted electric heater, velux window to rear, smooth ceiling with extractor fan.

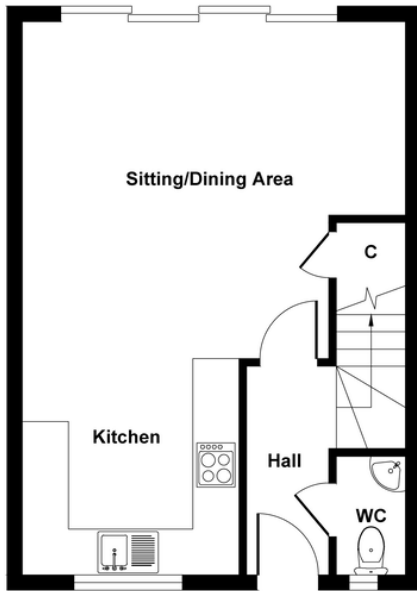
OUTSIDE

Stepping into the rear garden there is an artificial lawn with patio and fenced boundaries. A timber gate leads to the parking at the rear.

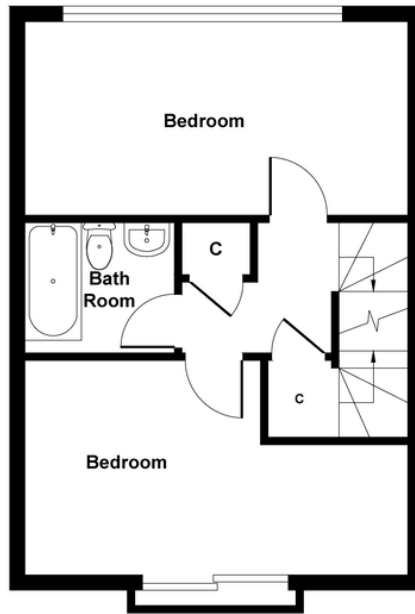
ALLOCATED PARKING

Parking is provided for two vehicles at the rear with visitor spaces also available on a first come first served basis.

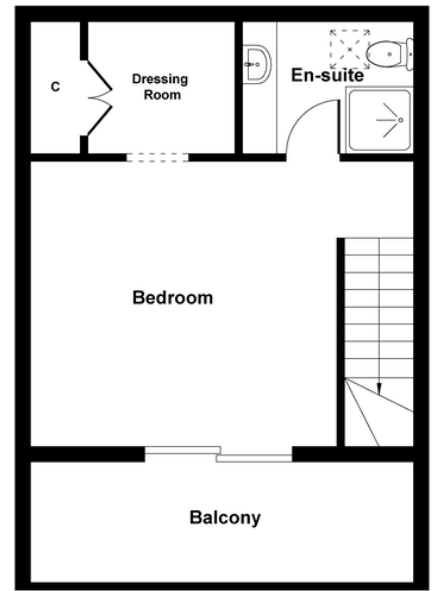




Ground Floor
Approximate Floor Area
401 sq. ft
(37.25 sq. m)



First Floor
Approximate Floor Area
401 sq. ft
(37.25 sq. m)



Second Floor
Approximate Floor Area
308 sq. ft
(28.61 sq. m)

Approx. Gross Internal Floor Area 1110 sq. ft / 103.11 sq. m



Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements

Centralised Hub:

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