

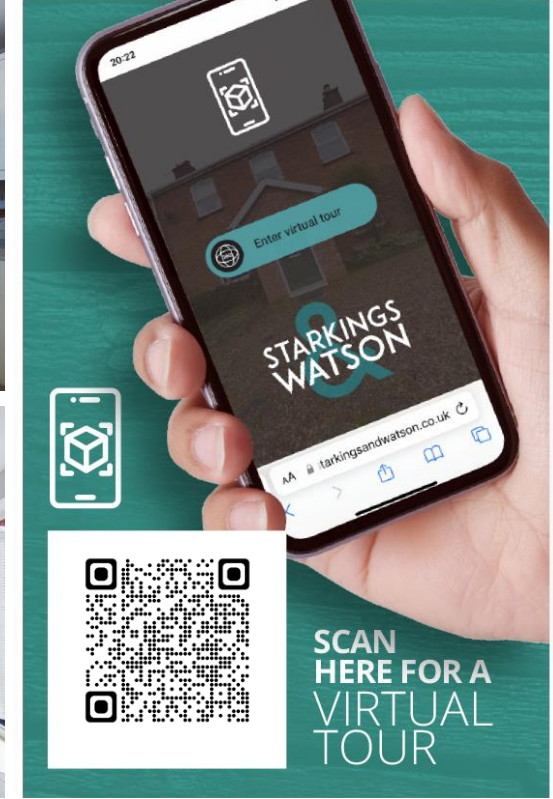
DR TORRENS WAY

New Costessey, Norwich NR5 0GB

Freehold | Energy Efficiency Rating : C

To arrange an accompanied viewing please pop in or call us on 01603 336446

FOR SALE PROPERTY



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- Semi-Detached Home
- Kitchen/Dining Room with Island
- High Specification Finish Throughout
- Bay Fronted Sitting Room
- Three Bedrooms off Landing
- Bathroom, En Suite & W.C
- Low Maintenance Gardens
- Allocated Parking to Rear

IN SUMMARY

RARELY AVAILABLE POSITION in Costessey with excellent access to the ROUNDWELL MEDICAL CENTRE and Dereham Road for connecting to NORWICH or LONGWATER RETAIL PARK. Built in 2010 the property is presented in IMMACULATE ORDER with modern décor and STUNNING FIXTURES and FITTINGS. There is a SITTING ROOM, cloakroom and OPEN KITCHEN/DINING ROOM at ground level connected to the ENTRANCE HALL. Upstairs, THREE BEDROOMS, a family bathroom lead from the landing and there is an EN SUITE SHOWER ROOM off the main bedroom. The rear garden is LANDSCAPED and LOW MAINTENANCE with parking provided to rear.

SETTING THE SCENE

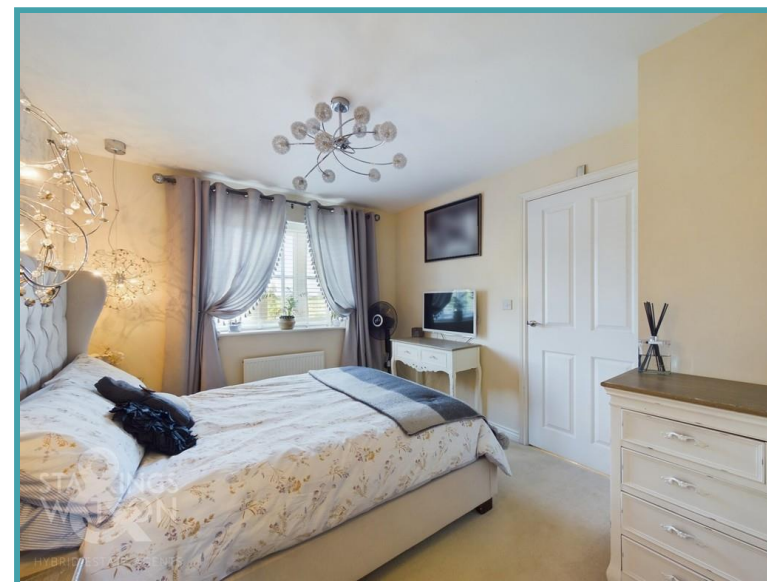
The property is set back on a corner with flower beds to front which have mature planting. There is a hard standing footpath which connects to the pedestrian footpath. To the right-hand side of the property there is a carport which leads to the allocated parking.

THE GRAND TOUR

Stepping inside there is wood effect flooring in the hallway with a window to front, stairs to the first floor and doors into the kitchen/dining room, cloakroom and sitting room. To the left-hand side, you enter the kitchen/dining room which has been re-fitted with handle less wall and base level units, integrated appliances and a central island with breakfast bar. There is a built-in washing machine, dishwasher and electric 'Neff' double oven with gas hob and extractor fan. To one corner, the wall mounted gas fired central heating boiler is tucked away in a matching cupboard. There are porcelain tiles underfoot with space for an 'American' style fridge/freezer with French doors to the rear garden. There is a cloakroom with two-piece suite and the last room is the sitting room which has a dual aspect with bay window to front and French doors to the rear. The stairs to the first-floor landing have fitted carpet with doors to all three bedrooms and the family bathroom. All of the bedrooms have a luxury fitted carpet of which the main bedroom has an en-suite shower room. The final room is the family bathroom with a fantastic three-piece suite and obscure glazed window to rear.

THE GREAT OUTDOORS

Leaving the property via either the kitchen or sitting room French doors, there is a decked area which runs across the rear of the property connecting both of these rooms. There is an entertaining area with ample room for soft furnishings and the addition of a gazebo. There is a slight step down to the artificial lawn and area of garden. Timber panel fencing at the



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boundary and gated access to the side with enough space to store a shed.

OUT & ABOUT

The property is set within a sought-after residential development, which is located just off Longwater Lane in Costessey. Located close to the Longwater Retail Park, excellent transport links including the A47, and of course direct access to Norwich City Centre. Local schooling is located close by up to Secondary level, all within a short walk.

FIND US

Postcode : NR5 0GB

What3Words : ///stove.morphing.broads

VIRTUAL TOUR

View our virtual tour for a full 360 degree of the interior of the property.

AGENTS NOTE

Potential purchasers should be aware that the property is liable for an estate charge to cover the maintenance of the communal green space, which is charged in the region of £200-£250 PA.

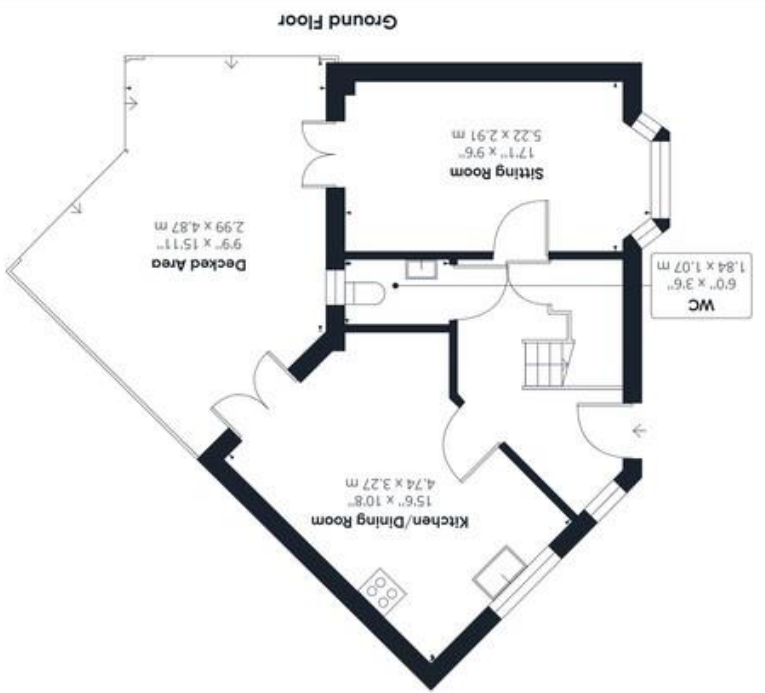
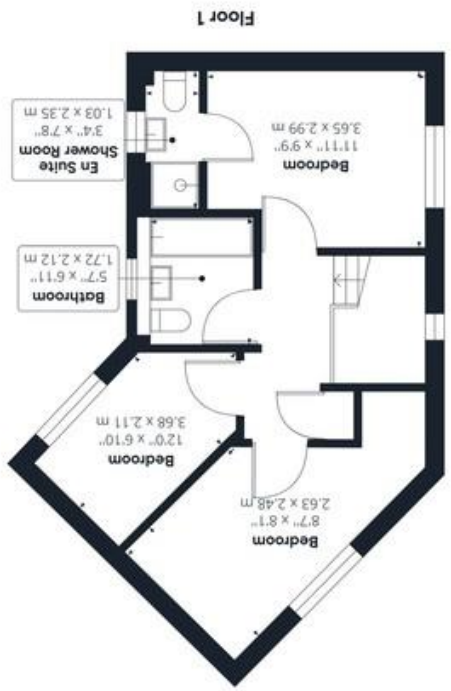
Disclaimer: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers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

Price:



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GIRAFFE 360

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

(1) Reduced bedroom (below 1.5m/4.92ft)

(1) Excluding balconies and terraces

Reduced bedroom
7.69 ft²
0.71 m²

Approximate total area⁽¹⁾
894.26 ft²
83.08 m²

