



Colossus Way, Norwich - NR5 0UY

**STARKINGS
&
WATSON**

HYBRID ESTATE AGENTS

Colossus Way, Norwich, NR5 0UY

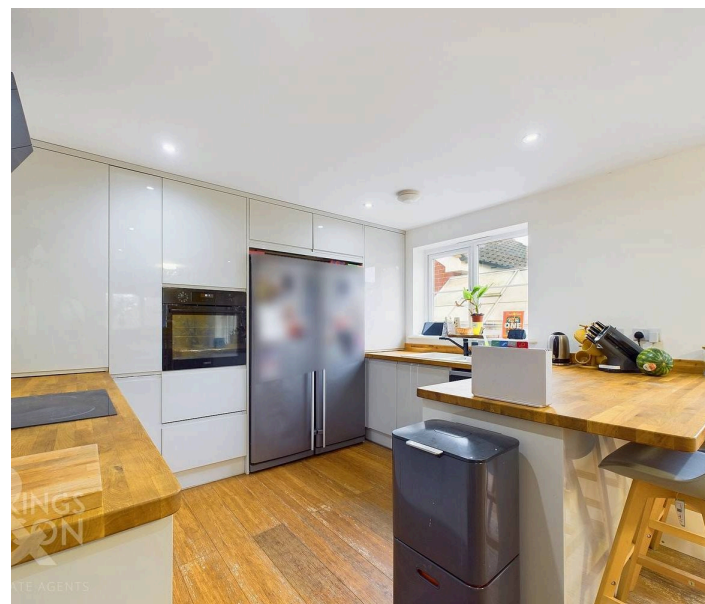
Occupying a CORNER PLOT this DETACHED FAMILY HOME is presented in fantastic condition with a generous floor space reaching 1575 Sq. ft (stms), with VERSATILE living spaces ideal for modern family living. The ground floor offers a 16' BAY FRONTED sitting room backing onto the 28' KITCHEN/DINING ROOM with INTEGRATED APPLIANCES separated by French doors, with the ability to be made into an OPEN PLAN space if desired. The adjacent side of the property is occupied by a UTILITY ROOM with W.C sitting next door to the STUDY which could double up as a fifth bedroom or playroom if needed. A further FOUR BEDROOMS can be found on the first floor all making use of the FAMILY BATHROOM and the larger bedroom utilising an EN-SUITE shower room. Externally, the rear garden is FULLY ENCLOSED with both lawn and patio spaces to enjoy and direct access onto the DRIVEWAY behind the home where the GARAGE can also be found.

Council Tax band: E

Tenure: Freehold

EPC Energy Efficiency Rating: A

- Detached Family Home
- Large Dual Aspect Sitting Room
- Open Kitchen/Dining Room & Separate Utility
- Family Room/Potential Bedroom
- Four Double Bedrooms
- Family Bathroom & En-Suite
- Off Road Parking & Double Garage
- Private Rear Garden



The property is set within The Hampden View development, which 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.

IN SUMMARY

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SETTING THE SCENE

Occupying a corner plot, the property stands proudly nestled behind iron gates with a brick weave access to the front of the home. Parking for this property is located to the side and rear of the home where a driveway sits in front of the brick garage with access gate directly into the rear garden.

THE GRAND TOUR

Stepping in through the front door you will be first met with a generously sized entrance porch with bamboo flooring laid underfoot. The carpeted space allows the perfect opportunity to slip

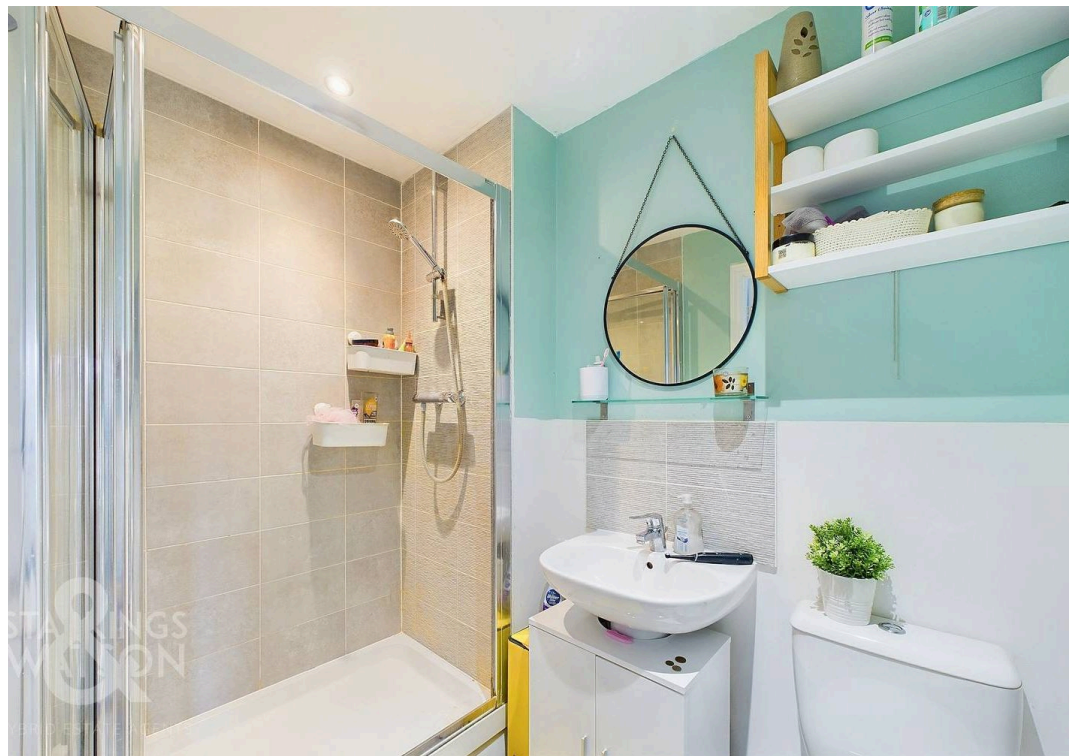




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off coats and shoes before heading inside to the rest of the home. Immediately to the left is a versatile space currently used as a playroom. This room could be used as a potential ground floor bedroom or home office space with full carpeted flooring and newly fitted doors. Just beyond this is the multi purpose room currently comprising the utility and WC. There's plumbing here for a washing machine with additional wall and base mounted storage units and inset sink. To the right of the lobby through glass panelled wooden frame doors is a dual aspect bay fronted sitting room flooded in natural light due to its positioning. A large carpeted floor space allows a choice of soft furnishings and additional storage solutions whilst an opening to the rear brings you into the open plan kitchen and dining room space. Whilst these rooms are separate at the moment the doors this can be opened up if an open plan feel is more to your taste. Immediately to your left the kitchen area has been refitted in 2022 to offer a wide range of wall and base mounted storage units giving way to integrated appliances including a hob with extraction above, eye level oven and plumbing for a washing machine. Wooden work surfaces extend out to create breakfast bar seating in front of the first of the two uPVC French double glazed doors leading onto the rear garden patio. The rest of the space opens up to offer large floor space suitable for a formal dining table with French doors to the rear and side facing window.

The first floor landing grants access to all four bedrooms within the property as well as handy built in storage cupboard and three piece family bathroom suite featuring a shower head mounted over the bath with glass screen surround and wall mounted low level radiator. The larger of the four bedrooms comes towards the front of the home with a large open floor space creating ample space for a generously sized double bed with built in storage space and benefiting from an en-suite shower room with wall mounted heated towel rail and double shower cubicle. The second largest bedroom sits on the opposite side of the property again offering a very generous floor space. This room is currently used as an additional playroom and home office space, however, would make the perfect double bedroom. The rear of the property is occupied by two smaller bedrooms. Both would easily accommodate double beds, however are only used as single bedrooms currently, both with rear facing uPVC double glazed windows with radiators below and carpeted floor space allowing for a choice of soft furnishings and additional storage solutions.





THE GREAT OUTDOORS

The rear garden can be accessed via either of the uPVC French doors to initially be greeted with a flagstone patio seating area complete with timber pergola above, ideal for entertaining or dining alfresco. The rest of the garden is fully enclosed with high level brick walls to the side for privacy giving way to raised planting beds and a lawn garden space with access gate to the rear leading you directly to the driveway and single garage. Situated on the roof of the property are a collection of Solar Panels, adding to the energy efficiency of this large family home.

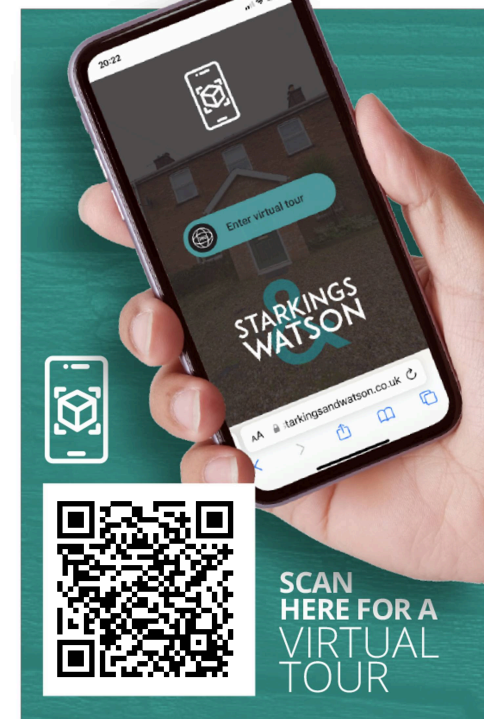
FIND US

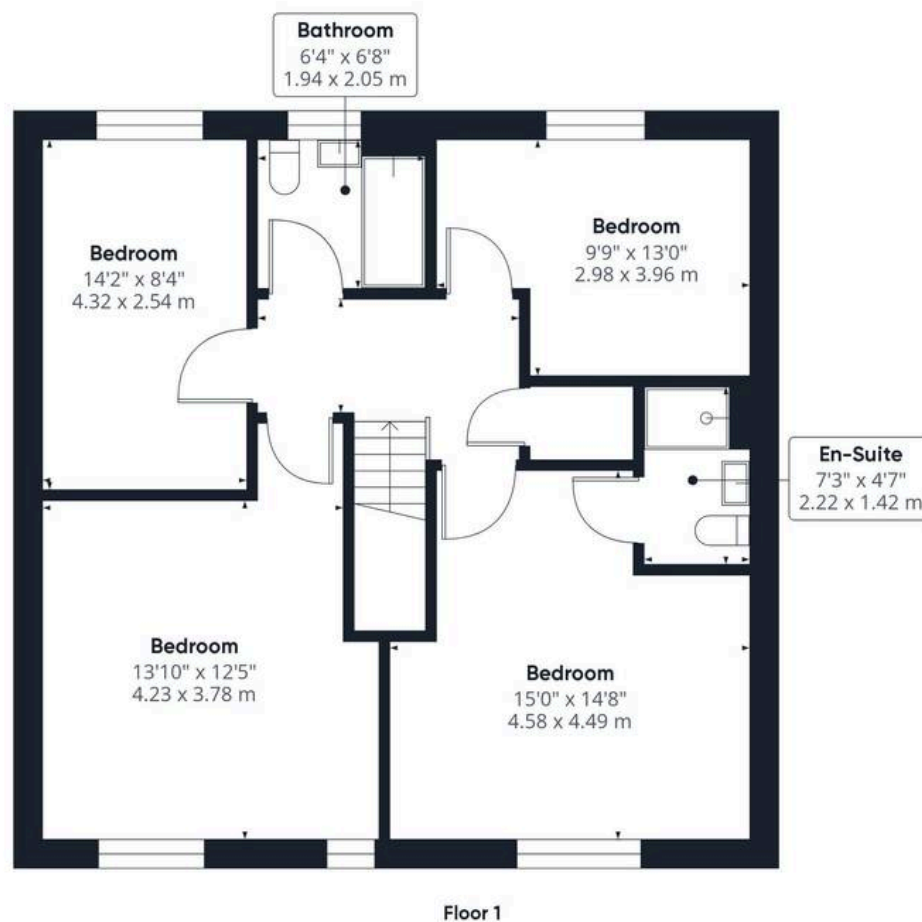
Postcode : NR5 0UY

What3Words : ///toothpick.avocado.memo

VIRTUAL TOUR

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





Approximate total area⁽¹⁾

1575.62 ft²
146.38 m²

Reduced headroom

8.69 ft²
0.81 m²

(1) Excluding balconies and terraces

Reduced headroom

..... Below 5 ft/1.5 m

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

Calculations are based on RICS IPMS 3C standard.

GIRAFFE 360



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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.