



Colossus Way, Norwich - NR5 0UX

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Colossus Way

Norwich

This impressive DETACHED FAMILY HOME offers a wonderful BLEND of SPACE, STYLE and COMFORT, set in a desirable position OVERLOOKING OPEN GREEN SPACE. Boasting approximately 1134 sq. ft (stms) of well-proportioned accommodation, the property is accessed via a welcoming hall entrance with a convenient ground floor W.C. The heart of the home is the generous 19' TRIPLE ASPCT SITTING ROOM, which is flooded with natural light and provides a superb space for relaxing or entertaining. The spacious 19' KITCHEN/DINING ROOM is equally impressive, enjoying a DOUBLE ASPECT OUTLOOK and featuring MODERN CABINETRY, ample workspace, and direct access to a separate UTILITY ROOM for added practicality. Upstairs, the home offers FOUR WELL-SIZED BEDROOMS, including a principal suite with its own EN SUITE SHOWER ROOM. The family BATHROOM has been MODERNISED and features a LUXURIOUS RAINFALL SHOWER, contemporary tiling, storage, and quality fittings throughout. Stepping outside, the property continues to impress with its thoughtfully LANDSCAPED and fully enclosed REAR GARDEN. Designed for low maintenance living, the garden incorporates a patio seating area, shingled walkways, and a central artificial lawned area, making it ideal for families and those who enjoy outdoor entertaining. The adjacent DRIVEWAY offers GARAGE ACCESS and an EV CAR CHARGER.

Council Tax band: D

Tenure: Freehold

EPC Energy Efficiency Rating: B

- Detached Family Home with Garage
- Overlooking Open Green Space
- Approx. 1134 Sq. ft (stms) of Accommodation
- Hall Entrance with W.C
- 19' Triple Aspect Sitting Room
- 19' Double Aspect Kitchen/Dining Room with Separate Utility Room
- Four Bedrooms
- En Suite & Modernised Family Bathroom with Rainfall Shower

Located on the outskirts of the City of Norwich, a variety of local amenities are within walking distance including pubs, restaurants, school, local takeaways, and doctors. You also have the Longwater Retail Park just a 10 minute drive away, offering a full range of retail outlets. Transport links into Norwich are excellent, with regular buses, and access can be gained to the A47 providing access to the A11.

SETTING THE SCENE

With timber picket fencing and low level hedging to front, a low maintenance garden wraps around the property with a hard standing footpath taking you to the main entrance door. Overlooking open green space, the adjacent driveway offers tandem parking with an EV charger, gated access to the garden and access to the adjacent garage.



THE GRAND TOUR

Heading inside, the hall entrance offers the ideal meet and greet space with wood effect flooring underfoot, stairs to the first floor landing and a built-in storage cupboard. The ground floor W.C sits to the right hand side with a white two piece suite including tiled splash-backs. The main sitting room enjoys triple aspect views to front, side and rear with a feature fireplace, wood effect flooring and French doors leading out to the rear garden. Fully open plan, the kitchen/dining room continues with wood effect flooring underfoot, views over the open green space and ample room for a dining table. The kitchen units form a u-shape with integrated cooking appliances including inset gas hob and built-in electric double oven with tiled splash-backs and space for general white goods including a fridge freezer and dishwasher. Under cupboard lighting runs around the work surface with a window facing to rear and an opening taking you to the adjacent utility room - with further built-in storage and work surface space. Room is provided for a washing machine with a cupboard housing the wall mounted gas fired central heating boiler, and a door taking you to the rear garden.

Heading upstairs, the carpeted landing includes a loft access hatch and built-in airing cupboard with doors taking you to the four bedrooms. Each of the bedrooms are finished with fitted carpet underfoot, with the two front facing bedrooms enjoying views over the open green space. The main bedroom sits to the rear with a door leading to a private ensuite shower room comprising a white three piece suite with a walk-in double shower cubicle, thermostatically controlled shower and tiled splash-backs. Completing the property is a family bathroom which has been re-fitted to include a white three piece suite with storage under the hand wash basin, shaped panel bath with glazed shower screen and a thermostatically controlled twin head rainfall shower with attractive tile splash-backs and heated towel rail.

FIND US

Postcode : NR5 0UX

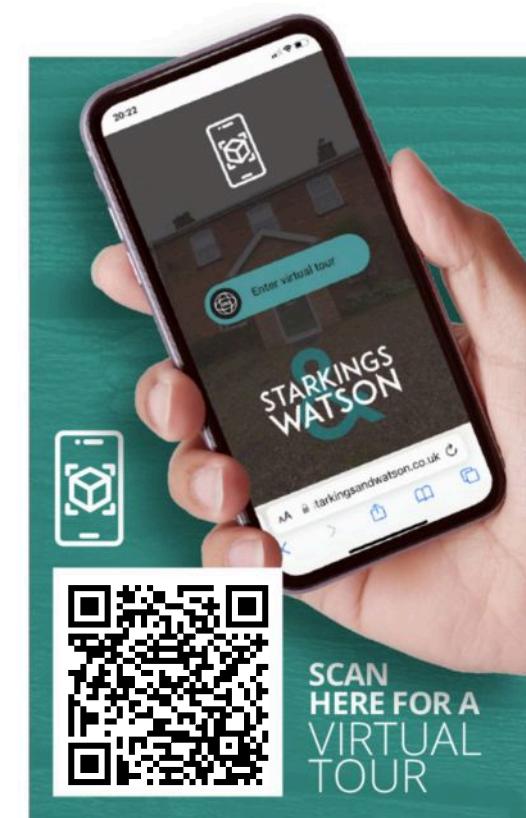
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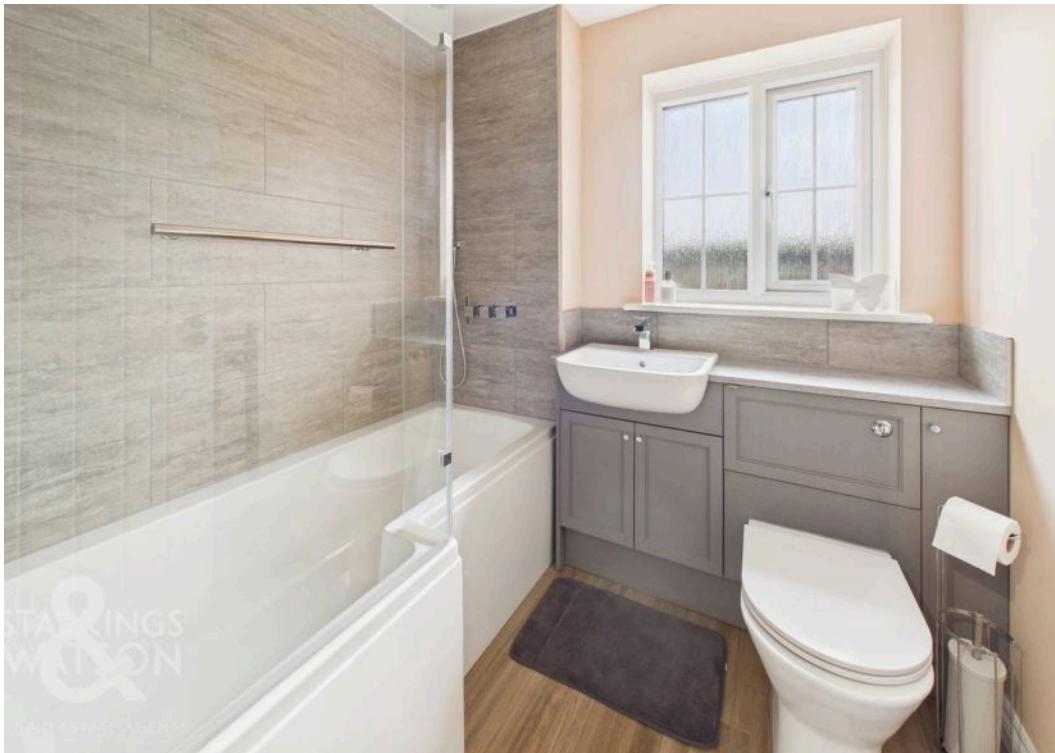
VIRTUAL TOUR

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

AGENTS NOTES

An annual service charge is due for the upkeep of communal green space on the development. The property sits on a private driveway which is shared with neighbouring properties, and is partly owned by this property.



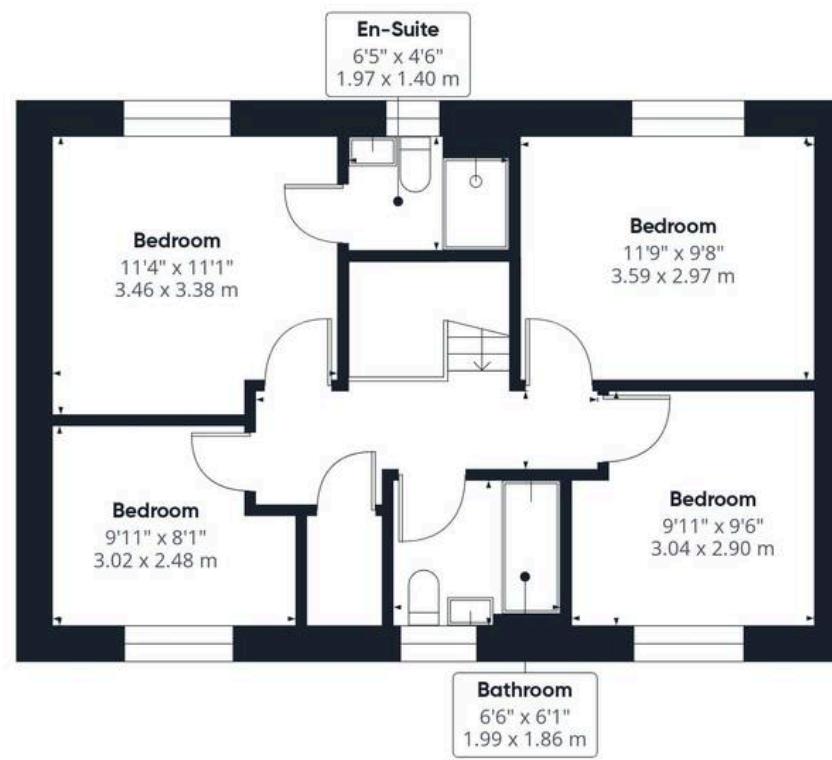
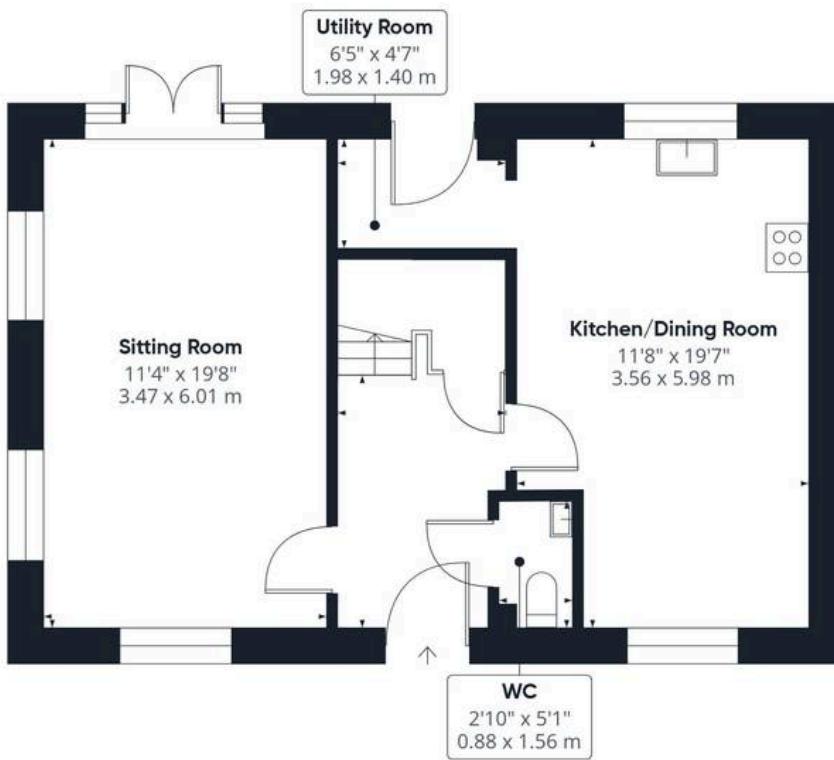




THE GREAT OUTDOORS

The rear garden is fully enclosed with brick walling and timber panel fencing, and has been landscaped to ensure a low maintenance finish including patio seating area, shingled walkways and a central artificial lawned area. A raised timber deck seating area sits the rear with space for a hot tub, with a door taking you to the garage and gated access leading to the driveway. A side storage area can be found with wraparound brick walls which border the driveway. The garage offers an up and over door to front, door to side, storage above, power and lighting.





Approximate total area⁽¹⁾

1134 ft²
105.3 m²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360





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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 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.