



Dr Torrens Way, New Costessey - NR5 0GB

**STARKINGS
& WATSON**

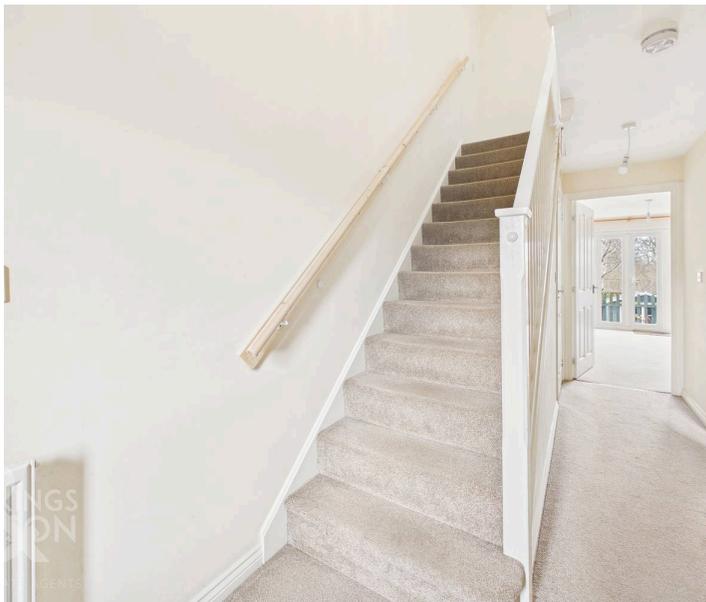
HYBRID ESTATE AGENTS



Dr Torrens Way

New Costessey, Norwich

NO CHAIN! Presented in IMMACULATE CONDITION throughout, this MID-TERRACE TOWNHOUSE offers in excess of 1,080 Sq. Ft (stms) of spacious and light filled living accommodation READY TO MOVE IN, perfect for family living. Heading inside, the HALLWAY ENTRANCE offers stairs rising and a conveniently located two piece W.C beneath. The BRAND NEW KITCHEN offers a stylish and contemporary feel with EXTENSIVE STORAGE options and benefitting from INTEGRATED APPLIANCES, whilst further room is available for dining. To the rear of the home, the 13' SITTING ROOM enjoys flexibility for multiple layouts, perfect for ENTERTAINING or RELAXING with FRENCH DOORS opening directly onto the garden. Ascending to the first floor, TWO BEDROOMS open from the landing, serviced by a three piece FAMILY BATHROOM including a shower over the bath. The second floor boasts a further TWO DOUBLE BEDROOMS with the MAIN BEDROOM offering a private ENSUITE SHOWER ROOM.



Outside, TWO ALLOCATED PARKING spaces can be found directly in front for convenience, whilst the tiered rear GARDEN is PRIVATE and FULLY ENCLOSED, designed with a low maintenance in mind, enjoying a TREE-LINED REAR ASPECT overlooking surrounding green space.

Council Tax band: D

Tenure: Freehold

EPC Energy Efficiency Rating: C

- No Chain!
- Mid-Terraced Townhouse
- 13' Sitting Room With French Doors
- Brand New Fitted Kitchen With Integrated Appliances
- Four Bedrooms
- Ground Floor W.C, Family Bathroom & Ensuite Shower Room
- Private & Enclosed Garden With A Tree-Lined Rear Aspect
- Two Allocated Parking Spaces

Nearby you will find a variety of 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. To the rear of the property, access leads to the local play area and Marriott' Way for walks and cycling.



A variety of bus routes lead to Norwich City Centre, with Longwater Retail Park located only a short drive with a park and ride bus service into Norwich.

SETTING THE SCENE

Offering a tucked away positioning, the property can be found set back from the road with two brick weave allocated parking spaces located directly to the front, surrounded by communal green space. The main entrance is situated at the front of the property under a sheltered open porch.

THE GRAND TOUR

Stepping inside, the light and bright hallway entrance presents the perfect greeting space with plenty of room for storing coats and shoes and stairs rising to the first floor. Beneath the stairs, a conveniently positioned two piece W.C can be found, while the door to the right opens to the brand new fitted kitchen. Featuring wood effect flooring for ease of maintenance, the kitchen offers extensive storage from wall and base units and ample worktop space finished with stylish tiled splashbacks. Integrated appliances include an oven and a four burner gas hob with an extractor above, as well as an integrated dishwasher. Space at the end of the room is available for dining, while a further door from the hallway leads to the 13' sitting room. The sitting room offers carpeted flooring and power sockets to each corner, allowing for a variety of soft furnishing and media layouts. The space is flooded with natural light from large uPVC double glazed windows and French doors that open directly onto the raised garden patio. This versatile room also provides enough space to accommodate a formal dining table if desired.

Ascending the stairs to the carpeted first floor landing, doors open to two bedrooms. The first double room provides plenty of space for a large double bed and storage furniture while enjoying a rear facing aspect overlooking the surrounding green space. The single bedroom features carpeted flooring and uPVC double glazed windows,

making it perfect for use as a nursery or home office. Centrally located from the landing, the three piece family bathroom includes a shower over the bath with part tiled splashbacks.

Ascending to the second floor landing, doors give way to two further bedrooms. One double bedroom offers mosaic style hard flooring and a useful integrated storage cupboard above the stairs. The main bedroom enjoys elevated views of the surrounding green space through rear facing uPVC double glazed windows, with carpeted flooring and ample space for a large double bed, storage furniture, and a vanity desk. A door to the corner opens to a private three piece en-suite shower room, including an inset shower cubicle with a glass door and tiled surrounds.

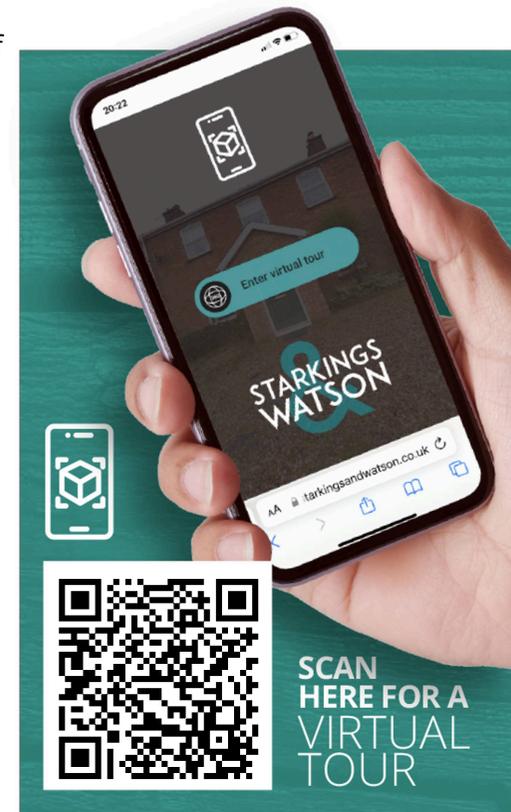
FIND US

Postcode : NR5 0GB

What3Words : ///slowly.already.knees

VIRTUAL TOUR

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







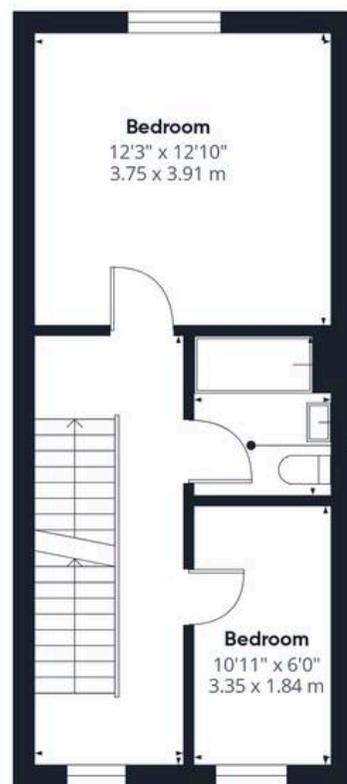
THE GREAT OUTDOORS

Stepping outside, the private rear garden is fully enclosed with timber panel fencing, initially offering a raised flagstone patio. Enclosed by decorative wooden picket fencing, this area provides a perfect space for outdoor furniture to enjoy the summer months with elevated views of the surrounding green space. A few shallow steps lead down to the main body of the garden, which is also laid to a flagstone patio, offering versatility for a range of uses. This level features a timber storage shed which could also be utilised as a summer house. A further pathway provides convenient access back to the front of the home.





Ground Floor



Floor 1



Floor 2

Approximate total area⁽¹⁾

1082 ft²
100.4 m²

Reduced headroom

2 ft²
0.2 m²

(1) Excluding balconies and terraces

Reduced headroom

----- Below 5 ft/1.5 m

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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