



Dr Torrens Way, New Costessey - NR5 0GB



## Dr Torrens Way

New Costessey, Norwich

Situated just a short walk for all local amenities and nestled behind a protected green belt adding privacy and vibrancy to the home is this WELL-PRESENTED SEMI-DETACHED HOUSE. With two DUAL ASPECT RECEPTION ROOMS coming in the form of the sitting room and kitchen/dining room boasting INTEGRATED APPLIANCES as well as a WC all on the ground floor, the home is perfectly set up for a free-flowing feel. The first floor landing splits to allow access to all THREE BEDROOMS within the home as well as the three piece FAMILY BATHROOM and EN-SUITE to the main bedroom. Externally, the rear garden is FULLY ENCLOSED and minimally overlooked due to its fantastic position where allocated OFF ROAD PARKING can be found at the very rear of the home.

Council Tax band: B

Tenure: Freehold

EPC Energy Efficiency Rating: C

- Semi-Detached House
- Sitting Behind A Protected Green Belt
- 15' Dual Aspect Sitting Room
- Kitchen/Dining Room With Integrated Appliances
- Three Bedrooms
- Family Bathroom, En-Suite & WC
- Private Rear Garden
- Two Allocated Off Road 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

The property can be found just as you enter this popular development with a protected green belt in front of the home giving tree lined aspects from most windows. Parking for the property can be found just beyond and to the left in the form of two spaces directly behind the home whilst access to the front comes via a flagstone pathway towards the front door with tiled and pitched awning above where planting borders adorn the side and front of the home and tall privacy giving hedges separate yourself from the green belt.

## THE GRAND TOUR

Once inside, an open entrance lobby allows access to all living accommodation on the ground floor as well as access to the first floor and into the ground floor WC with low level radiator and tiled flooring. Turning to your right you will find yourself in the dual aspect kitchen dining room making the most of its positioning allowing natural light to flood the room. The space initially offers room for a formal dining table while sat just beyond is the kitchen complete with a range of wall and base mounted storage units with tiled splashbacks and an integrated four ring gas burner hob with dual ovens and extraction above. Space is left for additional appliances with plumbing for a washing machine and dishwasher whilst the floor space is left open leaving room for an American style fridge freezer. To your left the sitting room can also be found again with a dual aspect and uPVC French double glazed doors taking onto the rear garden. The large carpeted floor space allows for a choice in layout of soft furnishings with a tastefully decorated interior. The first floor landing splits to allow access into all three bedrooms as well as a handy built in storage cupboard and a three piece family bathroom suite with part tiled walls surrounding the bath, low level radiator and frosted glass window.

The two smaller bedrooms sit towards the left of the home with the smallest to the front of the home, ideal as a single bedroom study or nursery if so desired whilst the slightly larger room sits next door with space to accommodate a double bed and additional soft furnishings. The largest of the bedrooms comes with a rear facing aspect. The carpeted floor space gives way to a large double bed and additional storage solutions with the added benefits of built in wardrobes whilst direct access to the en-suite can also be found complete with low level radiator and frosted glass window to the front.

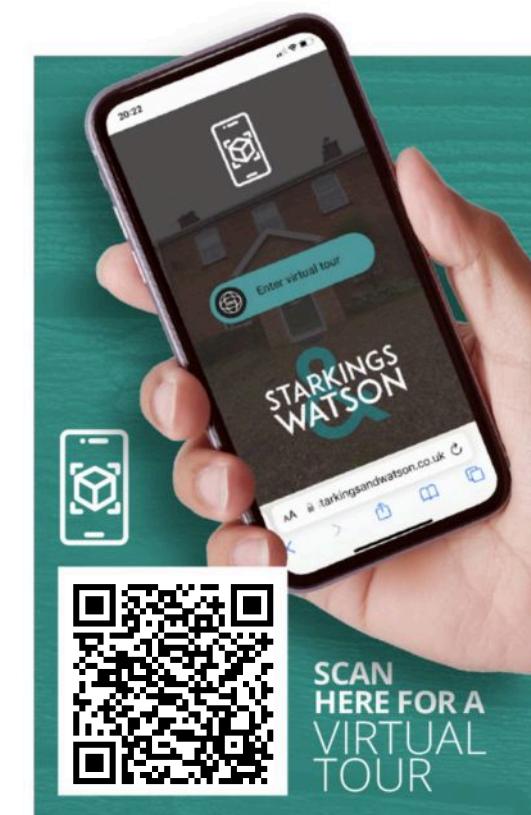
## FIND US

Postcode : NR5 0GB

What3Words : ///fetching.intrigues.traded

## VIRTUAL TOUR

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







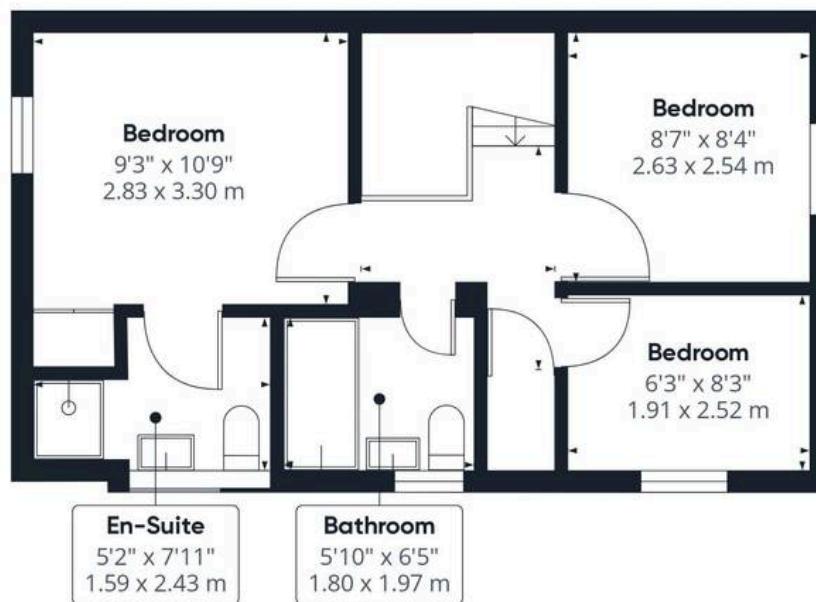
## THE GREAT OUTDOORS

The rear garden is fully enclosed to both sides and the rear with timber fencing gently sloping upwards. You are initially met with a timber decked seating area with access gate towards the front of the home whilst the rest of the garden reaches back with lawn and even further beyond the rear gate for additional storage needs. Exiting via the gate will take you to a tarmac communal car park where two allocated spaces can be found directly at the rear of the home.

## Off street

2 Parking Spaces





Floor 1

(1) Excluding balconies and terraces

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 were based on RICS IPMS 3C standard. Please note that calculations were adjusted by a third party and therefore may not comply with RICS IPMS 3C.



## Starkings & Watson Hybrid Estate Agents

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