



Ottaway Close, Norwich - NR5 0NY



Ottaway Close

Norwich

Presented in IMMACULATE condition, this MID-TERRACE TOWNHOUSE offers a spacious retreat spanning over 1,640 Sq.Ft (stms). Boasting TWO BALCONY'S and thoughtfully designed for sustainability, the property benefits from SOLAR PANELS and an AIR SOURCE HEAT PUMP with UNDERFLOOR HEATING, ensuring eco-friendly living. Stepping inside, a HALLWAY ENTRANCE offers a conveniently located W.C, UTILITY ROOM and access to the GARAGE. Opening to the expansive OPEN PLAN KITCHEN, DINING and SITTING ROOM. Heading upstairs, THREE DOUBLE BEDROOMS can be found serviced by a FAMILY BATHROOM. The second floor is dedicated to the generously proportioned 16' MAIN BEDROOM featuring an ENSUITE, DRESSING ROOM and BALCONY TERRACE. Externally benefiting from DRIVEWAY PARKING and a GARAGE with a PRIVATE and ENCLOSED REAR GARDEN and further COMMUNAL green space.

Council Tax band: E

Tenure: Freehold

EPC Energy Efficiency Rating: B

- Mid-terrace Townhouse
- In Excess of 1,640 Sq.Ft (stms)
- Solar Panels & Air Source Heat Pump
- Open Plan Kitchen/ Sitting/ Dining Room
- Four Double Bedrooms
- 16' Dual Aspect Main Bedroom with Ensuite & Dressing Room
- Two Balcony's
- Off-Road Parking & Garage
- Private & Enclosed Garden with Further Communal Green

Ottaway Close 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.

SETTING THE SCENE

Set back from the road in this quiet cul-de-sac, the property is fronted with a brick weave driveway and pathway bordered with a slate shingle garden. The pathway leads to the main entrance under an open porch.



THE GRAND TOUR

Stepping inside, the spacious hallway entrance offers stairs rising to the first floor and useful storage beneath. A convenient W.C can be found adjacent to the entrance with a further doorway to the utility with undercounter space for white goods and pedestrian door to the garage space. The end of the hallway opens to the expansive open plan living space, initially comprising a sitting room and dining room with double French doors opening to the garden and allowing floods of natural light into the room. Seamlessly flowing into the kitchen, this space offers a range of wall and base storage units with ceiling mounted spotlights and under cabinet lights. Also benefitting from a 'range style' oven and extractor above in addition to integral fridge, freezer and dishwasher.

Ascending the staircase to the carpeted first floor landing, doors open to three well sized double bedrooms, the first of which enjoys a front facing aspect with a separate door to the family bathroom. The second and third double rooms can be found to the back, the larger room offering a balcony with a fantastic view of the garden and communal green space. Additionally, the family bathroom can be found from the hallway, offering a three piece suite including a shower over the bath with a glass splashback and a heated towel rail. The final door opens to the second staircase leading up to the second floor.

This luxurious top floor is dedicated solely to the 16' main bedroom. Offering a fantastic dual aspect from uPVC double glazing including French doors opening to the second balcony, offering an L-shaped terrace with ample space for outdoor seating to enjoy the views. The main bedroom enjoys a spacious dressing room and an en-suite bathroom next door. The en-suite is a full wet room with floor to ceiling tiling throughout with an open shower on one side and vanity unit, W.C and heated towel rail on the other.

FIND US

Postcode : NR8 0NY

What3Words : ///cups.lands.drag

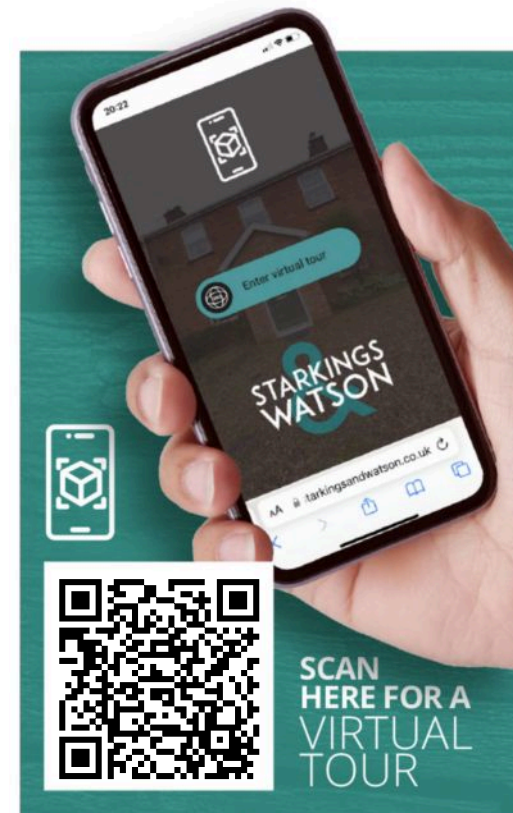
VIRTUAL TOUR

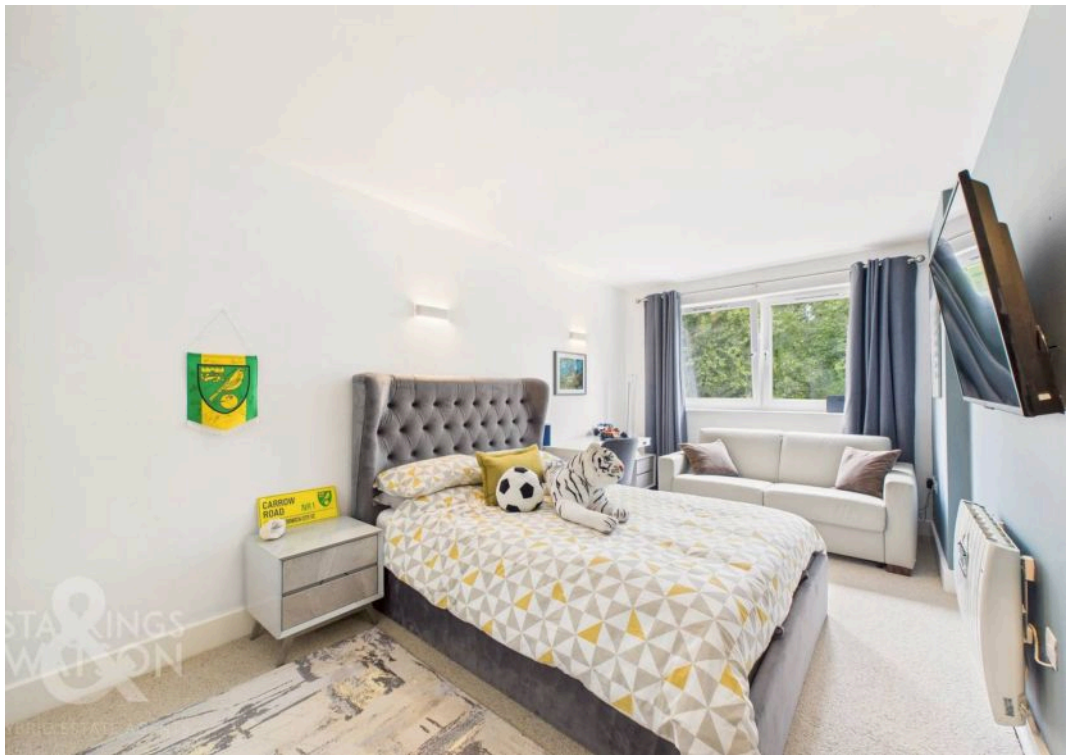
View our virtual tour for a full 360 degree of the interior of the property.

AGENTS NOTES

Fixtures and fittings can be included subject to separate negotiation.

There is an annual charge for the upkeep of the development and surrounding green space of £550 PA.







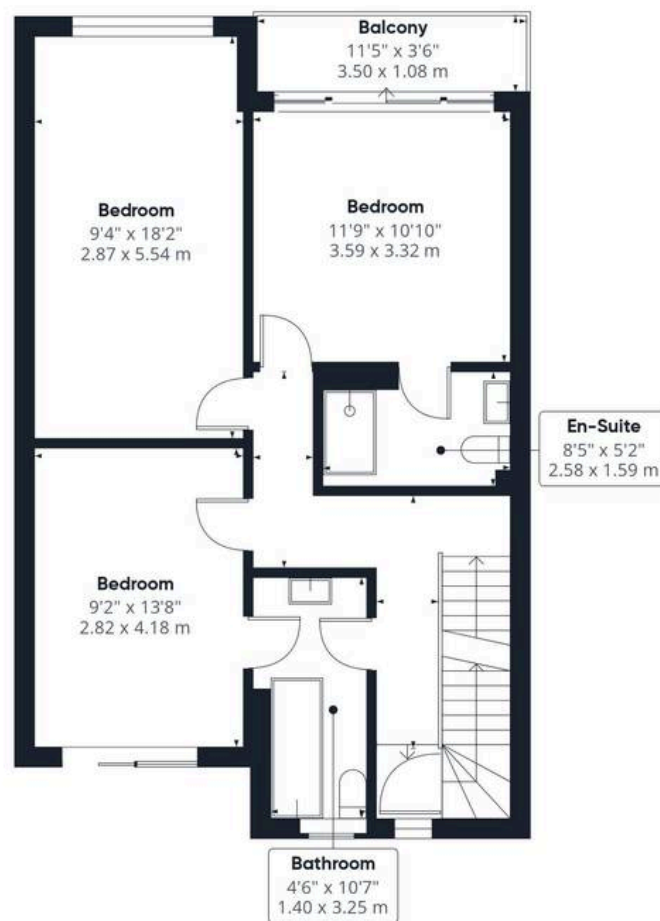
THE GREAT OUTDOORS

Stepping outside, the garden is beautifully landscaped and fully enclosed initially opening to a decking and flagstone patio and further to a synthetic lawn and raised composite decking with surrounding shingle borders with shrubs. A gate at the end of the garden opens to the communal green.

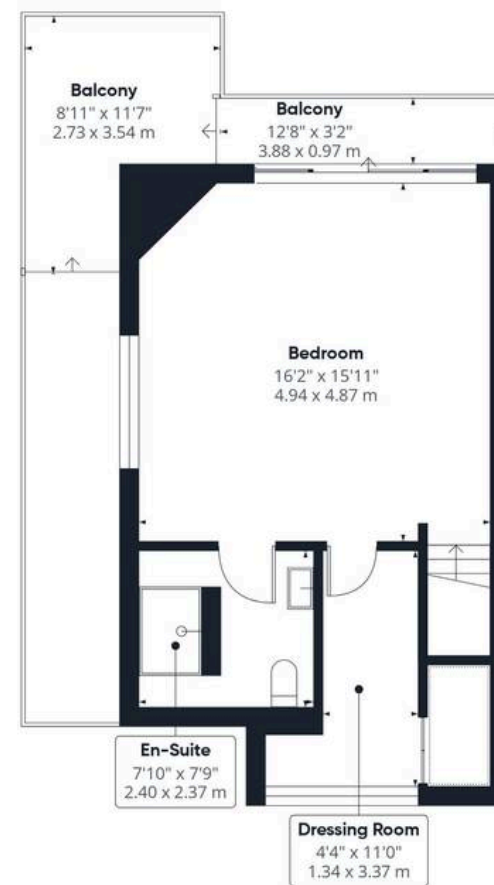




Ground Floor



Floor 1



Floor 2

Approximate total area⁽¹⁾

1650 ft²

153.5 m²

Balconies and terraces

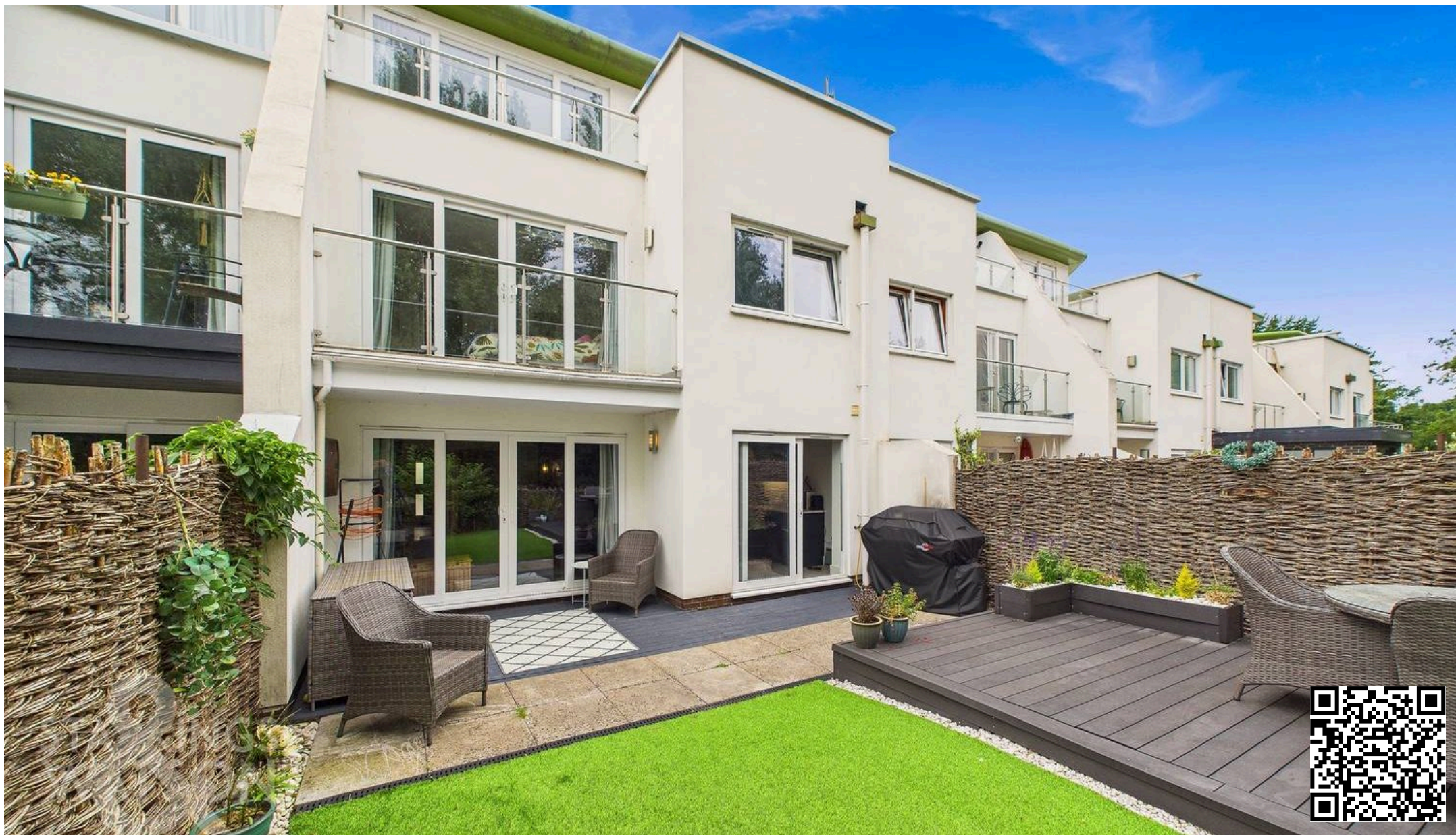
265 ft²

24.6 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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