



Colossus Way, Norwich - NR5 0UY

STARKINGS
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HYBRID ESTATE AGENTS



Colossus Way

Norwich, NR5 0UY

NO CHAIN. This well presented SEMI-DETACHED home can be found in this ever popular development with direct access to both the A47 and A11, Norwich city centre and all shopping & transport links on your door step. With a floor space measuring some 790 Sq. Ft this home offers a KITCHEN/BREAKFAST ROOM with ample storage and INTEGRATED APPLIANCES while a 15' SITTING ROOM sits at the rear with uPVC French doors into the garden and a WC sat between these two spaces. The first floor landing splits to allow access to THREE BEDROOMS as well as the FAMILY BATHROOM whilst an EN-SUITE shower room comes off the main bedroom. The rear garden is slightly LARGER THAN AVERAGE, all FULLY ENCLOSED with gated access to the TANDEM DRIVEWAY at the side of the home.

Council Tax band: C

Tenure: Freehold

EPC Energy Efficiency Rating: B

- No Chain
- Semi-Detached House
- Kitchen With Integrated Appliances
- Three Bedrooms
- Family Bathroom, En-Suite & WC
- Larger Than Average Rear Garden
- Ideal First Time Buy or Investment Purchase
- Tandem Tarmac Driveway

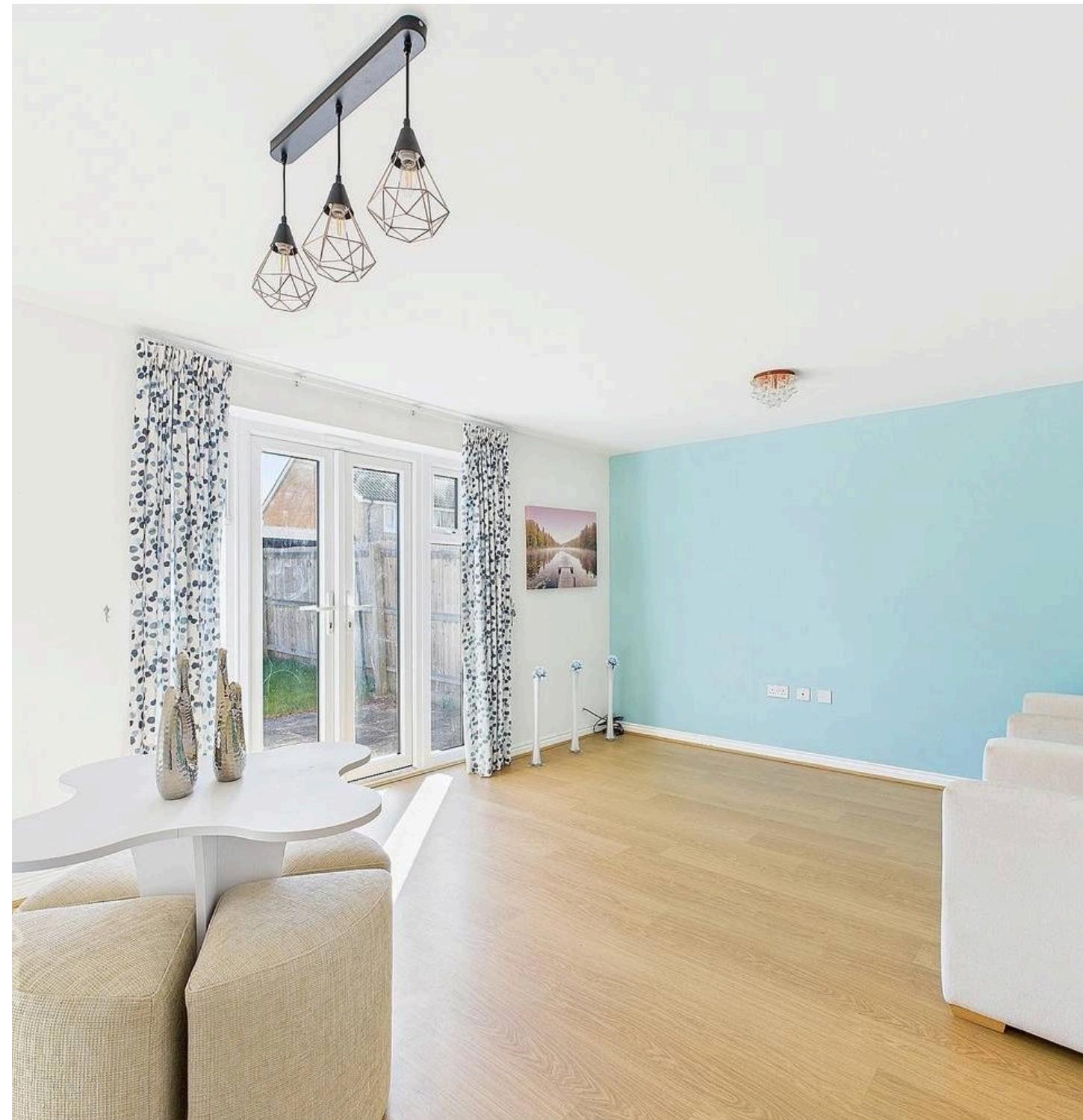
The property is set within The Hampden View development, which is located just off Norwich Road in Costessey, where within a short walk you will find various local amenities including shops, hardware store, post office etc. Local schooling is located close by up to Secondary level, whilst a wealth of public transport leads to Norwich and the nearby Retail Parks.

SETTING THE SCENE

The property can be found set back from the street with a small lawned frontage and planting borders where a pathway leads you towards the front door. A tandem driveway sits towards the left of the home with gated timber fence access taking you into the rear garden.

THE GRAND TOUR

Once inside, a generously sized hallway will initially greet you creating the perfect space to slip off coats and shoes before heading into the property. The wood effect flooring takes you towards the stairs for the first floor as well as handy storage cupboard and cloakroom offering two piece WC with low level radiator. At the very front of the home is a well presented kitchen with ample floor space allowing for a formal dining or breakfast table whilst wood effect work surfaces give way to a wide range of wall and base mounted storage units with integrated appliances including a fridge, freezer, dual ovens with hob and extraction above, dishwasher and inset chrome sink. The very rear of the home is occupied by a large 15' sitting room with the same wood effect flooring running through from the hallway and large uPVC double glazed French doors taking you into the rear garden and allowing natural light to flood the space. This rooms conventional layout and size allow for a choice of potential layouts of soft furnishings.



The first floor landing grants access to all three bedrooms as well as the three piece family bathroom suite complete with part tiled surround over the bath, low level radiator and tiled flooring. Two bedrooms come towards the rear of the home with the smaller having carpeted flooring but leaving ample room for a single bed plus additional storage solutions. This space could make the ideal study or nursery if desired. Sitting next door to this room is the first of the double rooms again with views over the rear garden and low level radiator below the window. The main bedroom comes towards the front of the home with ample space for a double bed and additional storage solutions whilst benefiting from the use of an en-suite shower room finished with a corner shower unit, low level radiator and frosted glass window to the front.

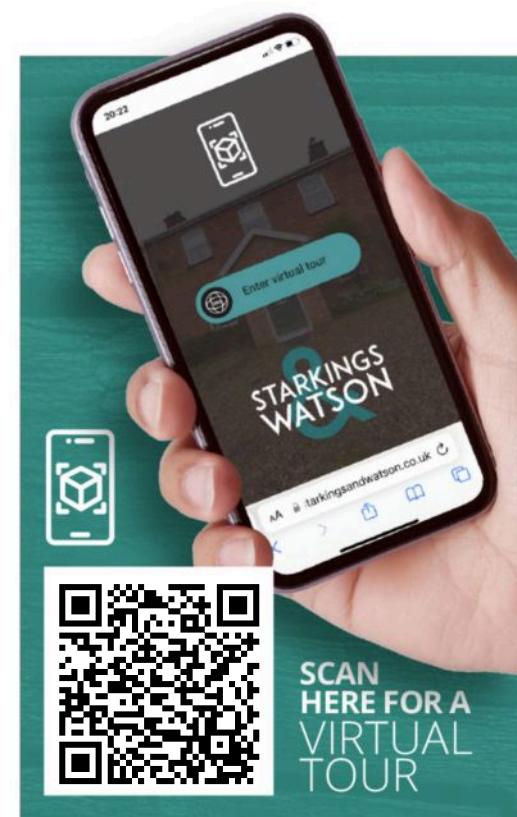
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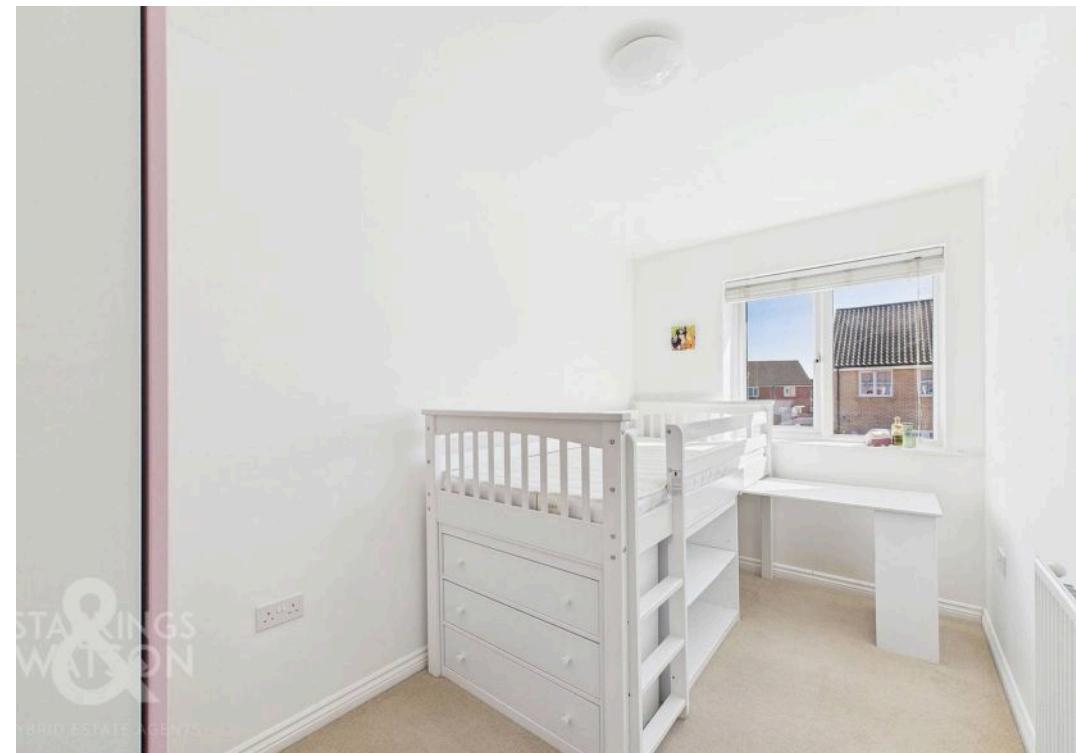
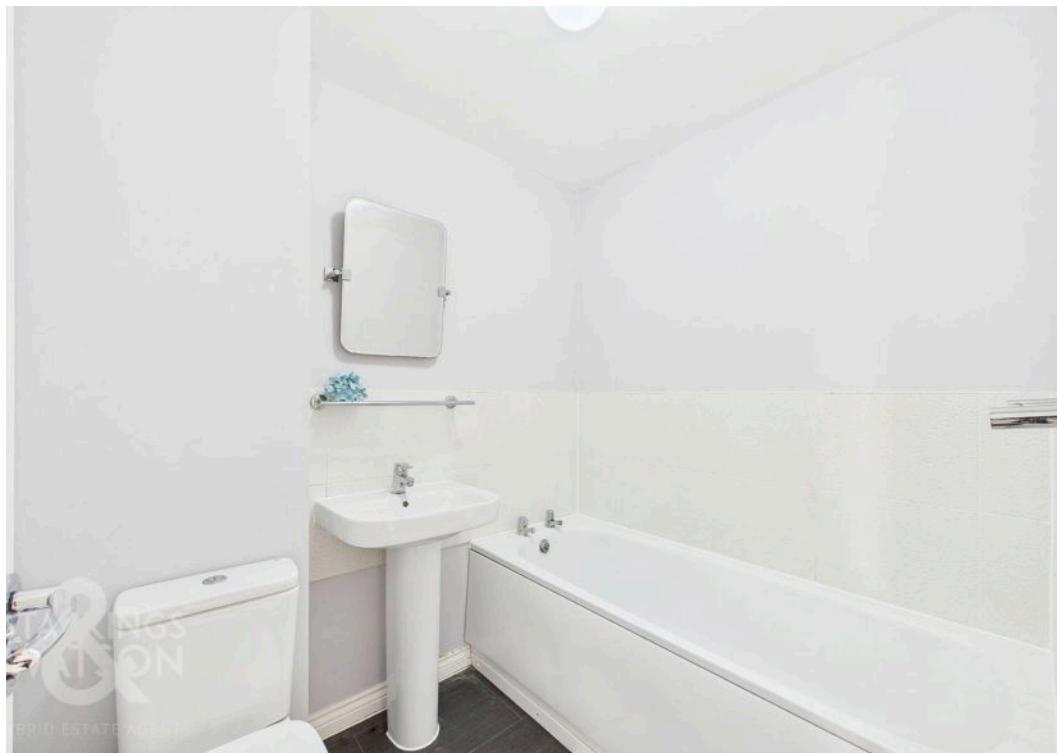
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VIRTUAL TOUR

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



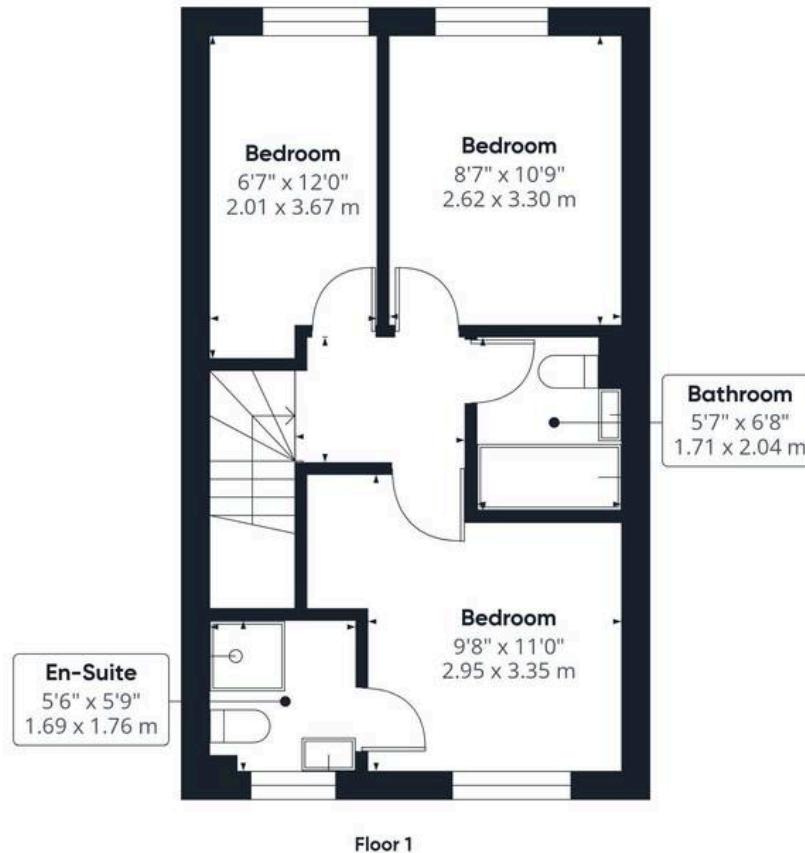




THE GREAT OUTDOORS

The rear garden is somewhat larger than others, all fully enclosed to both sides in the rear with timber fencing. The flagstone patio area creates the perfect space to sit and enjoy the summer sunshine where a timber shed is currently housed with the rest of the garden being laid to lawn offering the perfect space for friends and family to enjoy.





Approximate total area⁽¹⁾

790.39 ft²
73.43 m²

Reduced headroom

9.25 ft²
0.86 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 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.



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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.