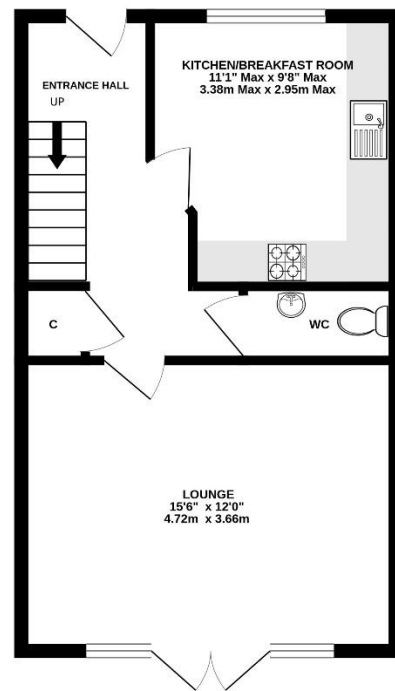


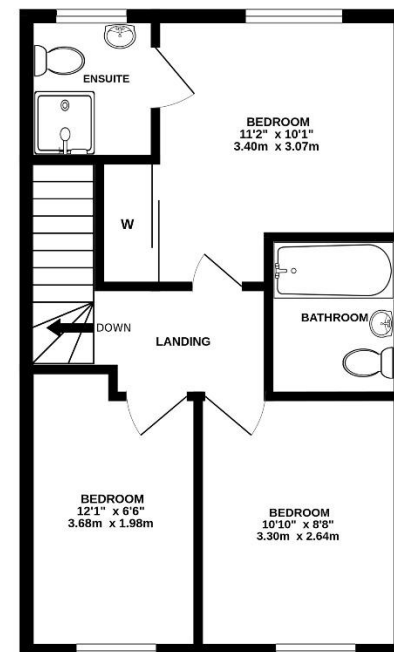
Colossus Way, Costessey
OIEO £260,000 - Freehold



GROUND FLOOR
406 sq.ft. (37.7 sq.m.) approx.



1ST FLOOR
406 sq.ft. (37.7 sq.m.) approx.



TOTAL FLOOR AREA: 811 sq.ft. (75.4 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Viewings strictly by appointment with: 297 Fakenham Road, Norwich, NR8 6LE

Taverham **01603 261104**
Norwich **01603 740044**

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We bring to prospective purchasers attention that we, as estate agents for the property, have not tested any appliances and purchasers should make their own enquiries of the relevant Authorities regarding the connection and viability of all services. These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy.

- Spacious Semi Detached Family Home
- Hall Entrance With Cloakroom
- Three Generous Bedrooms With Master En-Suite
- Kitchen/Breakfast Room
- Spacious Lounge

- Modern Family Bathroom Suite
- Envious Edge Of Development Position
- Enclosed Rear Garden
- Allocated Parking
- EPC Rating B /Council Tax Band C

Description

Situated on the edge of "The Hampdens" development in Costessey, is this deceptively spacious three bedroom semi detached family home. The property boasts accommodation which comprises; entrance hall with stairs rising to the first floor and doors to the kitchen/breakfast room, cloak room and lounge.

The spacious 15ft lounge offers French doors to the garden, while the 11ft kitchen/breakfast room has a selection of wall mounted and base units with worksurface over and some integrated appliances along with space for a dining table. Upstairs there are three generous bedrooms and a modern three piece family bathroom suite off the landing, with the master bedroom boasting both an en-suite shower room and fitted wardrobes.

Outside

Outside the property benefits from allocated parking and an enclosed garden which is mostly laid to lawn, with gated access and surrounded by panel fencing.

Location

Costessey is a popular residential village located 4 miles west of Norwich City Centre and is situated in the valley of the River Wensum. Both New and Old Costessey have excellent amenities including 4 pubs, doctors surgeries, veterinary surgery and dentist. There are 5 schools catering for children of all ages, a variety of shops and a popular retail park. The Royal Norfolk Showground is situated within **Costessey**, hosting the annual two-day Royal Norfolk Show. During the year it also plays host to numerous events, such as antiques fairs, farmers' markets, craft shows and circus.

Viewing Arrangements

Viewing is strictly through Iconic Estate Agents on 01603 261104

Services

Mains Drainage, Water, Gas, Electricity and Broadband are all connected.

Local Authority

South Norfolk Council, The Horizon Centre,
Peachman Way, Broadland Business Park, Norwich,
NR7 0WF
Council Tax C

Tenure

Freehold

Directions

From the A1074 Norwich Road, turn left into Britannia Way. Follow the road taking the left hand turn onto Colossus way, continue and follow the road round to the right hand side where the property can be found on your right hand side.

