



Colossus Way, Norwich - NR5 0UY



Colossus Way

Norwich

NO CHAIN. This 2015 built DETACHED FAMILY HOME offers a remaining NHBC WARRANTY, whilst being situated on the popular HAMPDEN VIEW development with accommodation spread over TWO FLOORS. Finished with SOLAR PANELS, the property offers an entrance hall, KITCHEN and UTILITY/CLOAKROOM, bedroom/study, SITTING ROOM and DINING ROOM - both benefiting from FULL HEIGHT WINDOWS and FRENCH DOORS that open to the REAR GARDEN. Heading upstairs, there is a FAMILY BATHROOM with three piece suite and FOUR DOUBLE BEDROOMS, including the main bedroom with EN SUITE and ample storage space. The rear garden is LAID TO LAWN with an area of patio that could be EXTENDED for further ENTERTAINING SPACE.

Council Tax band: E

Tenure: Freehold

EPC Energy Efficiency Rating: A

EPC Environmental Impact Rating: A



- No Chain!
- Detached Family Home
- Kitchen & Utility Room
- Sitting Room opening to Dining Room
- Bathroom, En-Suite & Cloakroom
- Four/Five Double Bedrooms
- Off Road Parking
- Garage & Gardens

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 is approached via a hard standing footpath providing access to the main property. There is an adjacent driveway with space for two vehicles and leading to the garage and garden.

FIND US

Postcode : NR5 0UY

What3Words : ///responses.desire.gasping

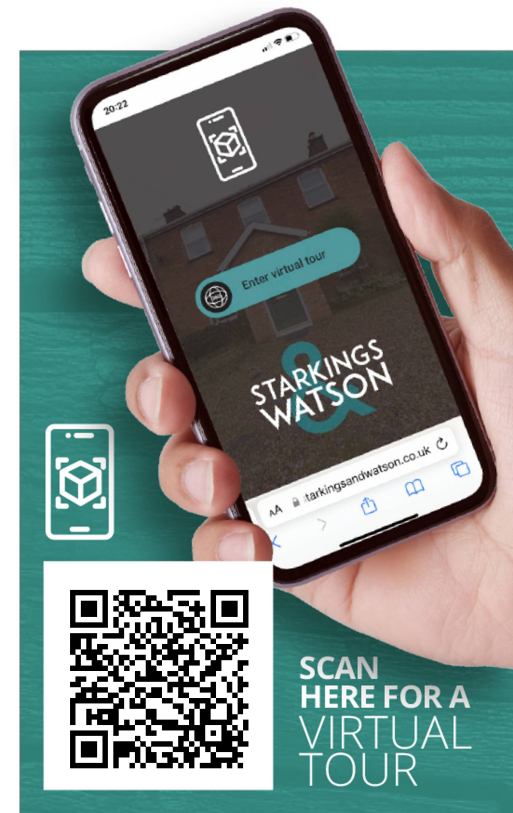
VIRTUAL TOUR

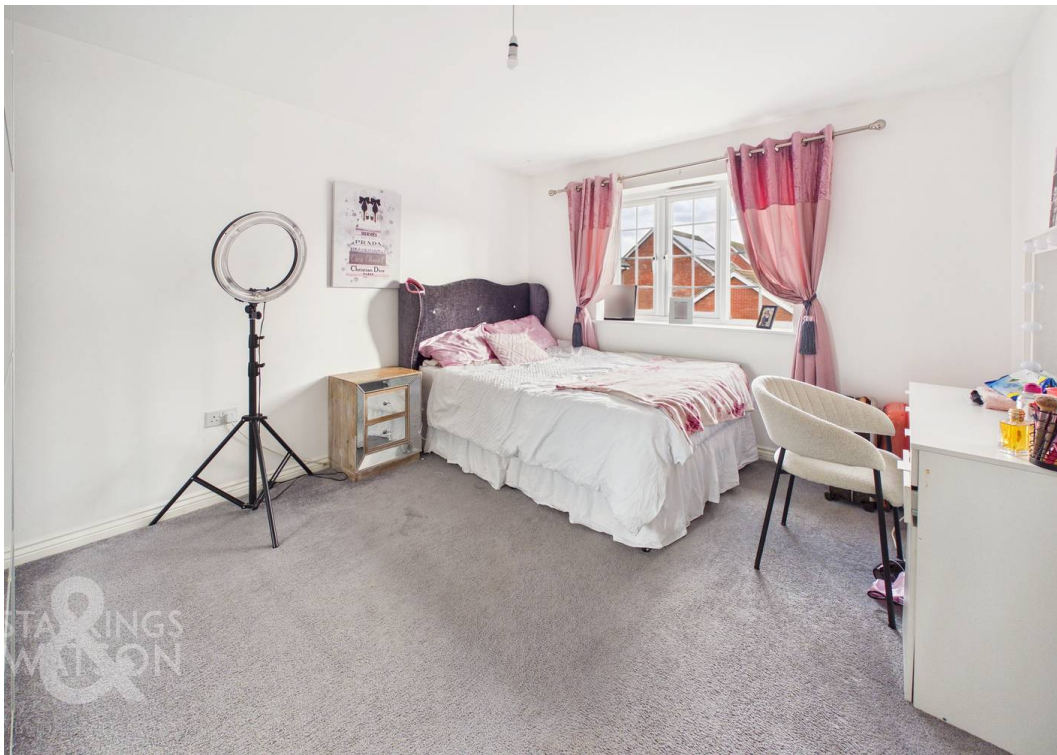
View our virtual tour for a full 360 degree of the interior of the property.

AGENTS NOTE

The property benefits from solar panels.

You can include any text here. The text can be modified upon generating your brochure.







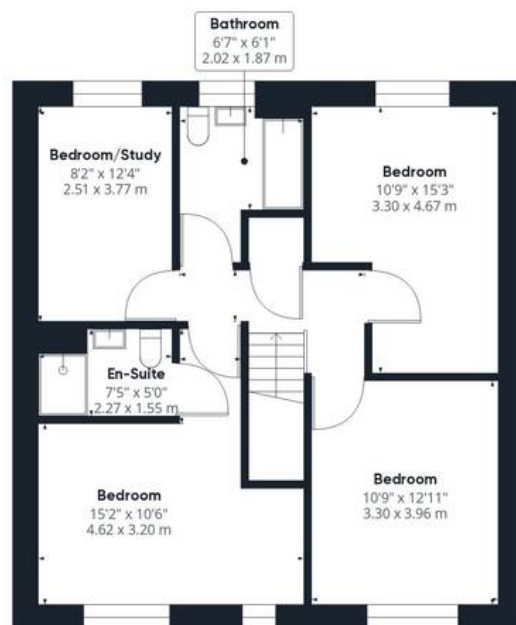
THE GREAT OUTDOORS

Leaving the property via the sitting room French doors, the rear garden is laid to lawn with a hard standing footpath running along the back of the property. Scope exists for a potential purchaser to add a range of flower bedding, a further patio area and potted plants if required. The garden is enclosed with timber panelled fencing, with door to the garage benefitting from an up and over door to the front and gated access leading to the front of the property.





Ground Floor



Floor 1

Approximate total area⁽¹⁾

1438.31 ft²

133.62 m²

Reduced headroom

8.87 ft²

0.82 m²

(1) Excluding balconies and terraces

Reduced headroom
(below 1.5m/4.92ft)

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

GIRAFFE360



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