



Ottaway Close, Norwich - NR5 0NY

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WATSON

HYBRID ESTATE AGENTS



## Ottaway Close

Norwich

CHAIN FREE !! This DEVELOPMENT OF ECO HOMES is situated in close proximity to COUNTRYSIDE WALKS on Marriott's Way bridle path and AMENITIES available in COSTESSEY. The IMMACULATE accommodation is spread through the THREE FLOORS, with an ENTRANCE HALL, cloakroom, LIGHT AND SPACIOUS open plan KITCHEN/SITTING/DINING ROOM with BI-FOLDING DOORS to the rear garden, and a MODERN FITTED KITCHEN. Upstairs TWO DOUBLE BEDROOMS can be found on the middle floor, serviced by a FAMILY BATHROOM. The top floor is dedicated as a MAIN BEDROOM SUITE complete with DRESSING ROOM, private balcony and an EN-SUITE BATHROOM. Externally the rear garden is LOW MAINTENANCE, and is completely private and enclosed. There are TWO ALLOCATED PARKING SPACES, additional visitor parking spaces as well as a communal BIKE SHED.

Council Tax band: C

Tenure: Freehold

EPC Energy Efficiency Rating: D



- Mid-Terrace Eco Townhouse
- Near Countryside Walks & Amenities
- 23' Open Plan Living Area With Bi-Folding Doors
- Kitchen With Integrated Appliances
- Three Double Bedrooms
- Bathroom, En Suite & Cloakroom
- Attractive Low Maintenance Gardens
- Allocated Off Street Parking

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 is approached via a hard standing driveway servicing all of Ottaway Close, with a slate chipped frontage finished with two tones either side of the brick weave pathway to the front door. The parking can be found by continuing around the property to the rear.



## THE GRAND TOUR

Entering via the entrance hall which has the stairs leading to the first floor, a door leads into the cloakroom and then into the much anticipated open plan kitchen/sitting/dining room. There is a W.C and hand wash basin in the cloakroom on the right hand side, and as you step into the main ground floor space there is a fantastic view over the garden. The aluminium bi-folding doors are a fantastic addition and even when closed provide a substantial amount of light given that they take up almost all of the rear wall. The wood effect flooring has continued from the entrance hall, covering this whole room and leading into the kitchen. The wall and base level units have a wood effect and textured finish with space left for a fridge/freezer, washing machine and wine cooler.

The middle floor has two double bedrooms and a family bathroom including a shower and glazed shower screen over the bath, the final bedroom is on the top floor laid out entirely as a main suite featuring an en suite bathroom and built-in wardrobes. The best thing about this room is the private balcony which has space for a bistro set and is a lovely environment to enjoy an evening drink or a breakfast.

## FIND US

Postcode : NR5 0NY

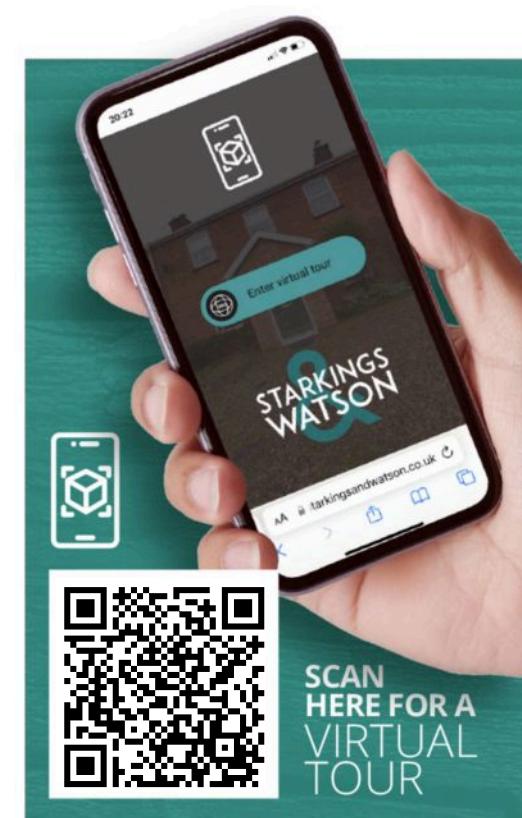
What3Words : ////feels.warm.glitz

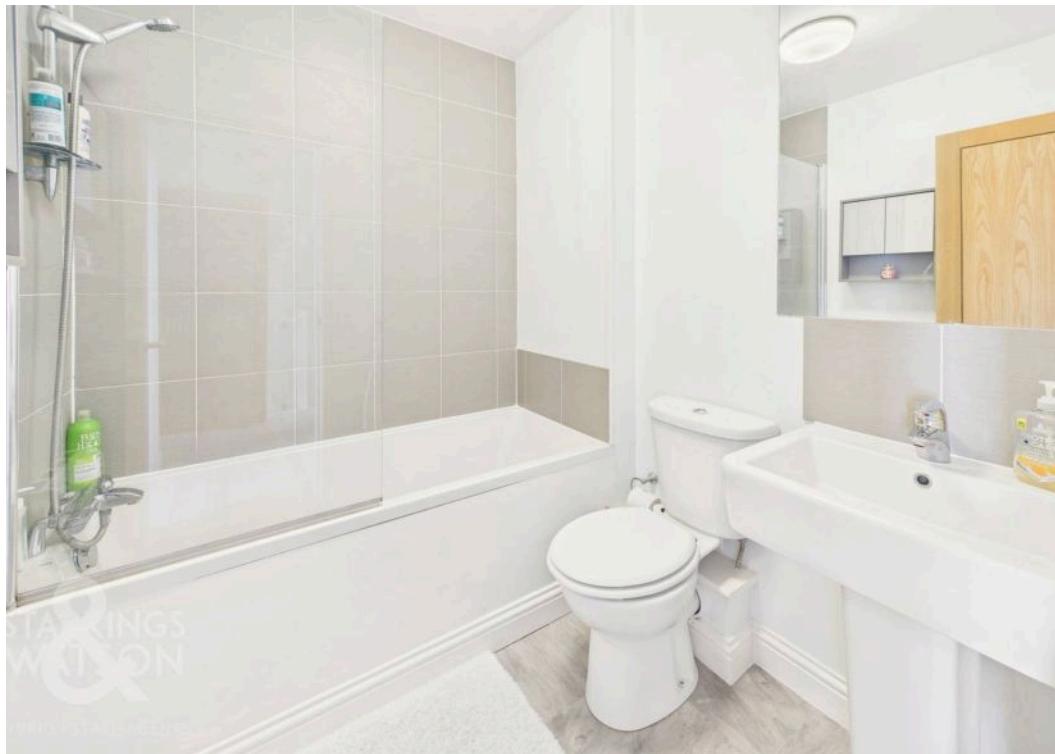
## VIRTUAL TOUR

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

## AGENTS NOTE

This property is subject to a management charge for owners to contribute towards the upkeep of the communal areas. This is variable and is currently charged in the region of £539 per annum. There are solar panels on the roof which provide electricity.







## THE GREAT OUTDOORS

The rear garden is accessed via bi-folding doors leading you to an attractive yet low maintenance rear garden laid with artificial lawn, a timber storage shed, raised beds and a timber gate that takes you to the parking at the rear.





Ground Floor



Floor 1



Floor 2

Approximate total area<sup>(1)</sup>

1003 ft<sup>2</sup>  
93.3 m<sup>2</sup>

Balconies and terraces

278 ft<sup>2</sup>  
25.8 m<sup>2</sup>

Reduced headroom

1 ft<sup>2</sup>  
0.1 m<sup>2</sup>

(1) Excluding balconies and terraces

Reduced headroom

..... Below 5 ft/1.5 m

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.



## Starkings & Watson Hybrid Estate Agents

196 Norwich Road, Costessey - NR5 0EX

01603 336446 • [costessey@starkingsandwatson.co.uk](mailto:costessey@starkingsandwatson.co.uk) • [starkingsandwatson.co.uk/](http://starkingsandwatson.co.uk/)

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