

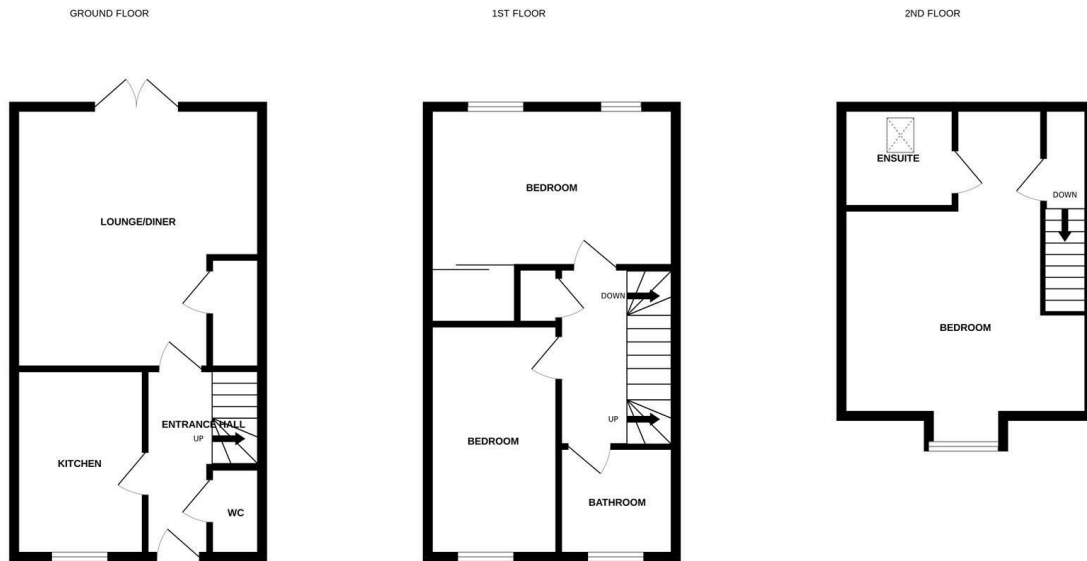


11 Dr Torrens Way | New Costessey | Norwich | NR5

Guide Price £255,000

**** GUIDE PRICE £255,000 - £265,000 **MODERN TOWNHOUSE WITH OFF ROAD PARKING**** Gilson Bailey are delighted to offer this beautifully presented three-bedroom end-townhouse, ideally positioned within the highly sought-after suburb of Costessey and offering spacious, versatile accommodation arranged over three floors. Immaculately maintained throughout, this attractive home perfectly combines modern comfort with practical family living, featuring a welcoming entrance hall, a generous lounge/dining room ideal for both relaxing and entertaining, a well-appointed kitchen, and a convenient ground-floor WC. The upper floors provide three well-proportioned bedrooms, including an impressive principal suite occupying the entire second floor and benefiting from a stylish en-suite shower room, while a contemporary family bathroom serves the remaining bedrooms. Outside, the property enjoys a private enclosed south-west facing rear garden, a small front garden, and the added benefit of two off-road parking spaces. Further advantages include double glazing, gas central heating, and excellent decorative order throughout. Offering move-in-ready accommodation in a popular residential location close to local amenities, schools, and transport links, this fantastic home is sure to appeal to a wide range of buyers and early viewing is highly recommended.





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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Location

Costessey can be found to the west of Norwich with a selection of amenities including good primary and secondary schooling, selection of shops, popular local pubs and restaurants, also good access to the University of East Anglia, University Hospital, A47 Southern Bypass and good public transport links in and out of the city centre.

Accommodation Comprises

Front door to:

Entrance Hall

Doors to lounge/diner, kitchen, WC and stairs to first floor.

Lounge/Diner 15'6" x 14'8"

Patio doors, radiator, cupboard.

Kitchen 11'1" x 7'10"

Fitted wall and base units with worktops over, sink and drainer, fitted hob and oven, space for fridge/freezer, washing machine and tumble dryer, double glazed window, radiator.

WC 6'4" x 3'1"

Low level WC, hand wash basin, radiator.

First Floor Landing

Doors to two bedrooms, bathroom and stairs to second floor.

Bedroom Two 14'8" x 9'6"

Two double glazed windows, radiator, built in wardrobes.

Bedroom Three 13'9" x 7'9"

Double glazed window, radiator.

Bathroom 6'8" x 6'4"

Panelled bath, low level WC, hand wash basin, radiator, frosted double glazed window.

Second Floor Landing

Door to:

Bedroom One 20'3" x 14'7"

Double glazed window, radiator.

En-Suite 6'8" x 6'0"

Shower cubicle, low level WC, hand wash basin, radiator, Velux window.

Outside Front

Small shingled garden with path to front door.

Outside Rear

Paved and shingled south-west facing garden, enclosed by timber fencing with rear gate access to two parking spaces.

Local Authority

South Norfolk Council, Tax Band B.

Tenure

Freehold

Service charge £75 per annum

Utilities


Fibre to the property.

Mains gas, water and electric.

Disclaimer

To comply with Anti-Money Laundering (AML) regulations, successful buyers must complete the required AML checks and provide proof of funds. A non-refundable fee of £60 including VAT is payable per purchaser, per transaction, including any individuals contributing or gifting funds towards the purchase. Fees are payable for up to a maximum of two purchasers, for the transaction, any additional parties checks will be covered by these fees. This fee must be paid directly to Gilson Bailey & Partners Ltd. All required checks must be completed before a memorandum of sale can be issued.


Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	78	83
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Local Authority

South Norfolk Council, Tax Band B

Tenure

Freehold

Please note that we have not tested any apparatus, equipment, fixtures, fittings or services and as so cannot verify that they are in working order or fit for their purpose. Gilson Bailey cannot guarantee the accuracy of the information provided. This is provided as a guide to the property and an inspection of the property is recommended.

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