



STARKINGS
&
WATSON

Ottaway Close, Norwich - NR5 0NY

STARKINGS
&
WATSON

HYBRID ESTATE AGENTS



Ottaway Close

Norwich

Presented in **IMMACULATE** condition, this **END-OF-TERRACE TOWNHOUSE** offers a spacious retreat spanning over 1,680 Sq. ft (stms). Boasting **TWO BALCONY'S** and thoughtfully designed for sustainability, the property benefits from **SOLAR PANELS** and an **AIR SOURCE HEAT PUMP** with **UNDERFLOOR HEATING**, ensuring eco-friendly living. Stepping inside, a **HALLWAY ENTRANCE** offers a conveniently located **W.C.**, **UTILITY ROOM** and access to the **GARAGE**. Opening to the expansive **OPEN PLAN KITCHEN, DINING** and **SITTING ROOM**. Heading upstairs, **THREE DOUBLE BEDROOMS** can be found serviced by a **FAMILY BATHROOM** and **ENSUITE SHOWER ROOM**. The second floor is dedicated to the generously proportioned 16' **MAIN BEDROOM** featuring an **ENSUITE**, **DRESSING ROOM** and **BALCONY TERRACE**. Externally benefiting from **DRIVEWAY PARKING** and a **GARAGE** with a **PRIVATE** and **ENCLOSED REAR GARDEN** and further **COMMUNAL** green space.

Council Tax band: E

EPC Energy Efficiency Rating: B

- End-Of-Terrace Townhouse
- In Excess Of 1,680 Sq. Ft (stms)
- Open Plan Kitchen/ Dining/ Sitting Room
- Four Double Bedrooms
- 16' Dual Aspect Main Bedroom With Dressing Room & Ensuite Shower Room
- Two Balcony Seating Area's
- Driveway Parking & Garage
- Private & Enclosed Garden & Further Communal Green Space

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

Set back from the road, the property features a brick weave driveway bordered by a low maintenance shingle frontage. A further pathway leads to the main entrance, which is located beneath an open porch at the front of the home.

THE GRAND TOUR

Stepping inside, the spacious hallway entrance offers a light and bright feel with stairs rising to the first floor, useful integrated storage beneath, and a conveniently positioned W.C. The ground floor features a good sized utility room with wall and base units, plus plumbing for a washing machine and tumble dryer and an internal door leading to the garage. At the end of the hall, the space opens into the heart of the home. The open plan kitchen, dining, and sitting room with continued hard flooring. The sitting room allows for a range of soft furnishing layouts and is flooded with natural light from uPVC double glazed French doors opening to the garden. The fully fitted kitchen includes a range of wall and base units with integrated appliances, including an oven and an inset electric hob with extractor. Ample worktop space is available for food preparation, with plumbing for a dishwasher and room for an 'American' style fridge freezer, alongside plenty of space for formal dining and further sliding doors to the garden.

Ascending to the first floor landing, integrated double door storage is provided while doors lead to three bedrooms. Two of the double rooms feature integrated sliding wardrobes and carpeted flooring, with both benefiting from Juliet balconies. The first double bedroom also features French doors opening to a sizeable balcony, ideal for outdoor furniture, completed by a three piece en-suite shower room with a glass enclosed cubicle and a wall mounted heated towel rail. All rooms on this floor are served by the family bathroom, which includes a shower over the bath with a glass screen and tiled surround.

Heading up to the second floor, you are welcomed into the impressive 16' dual aspect main bedroom. This room features carpeted flooring with shallow steps leading to sliding French doors that open onto a wraparound balcony, offering views over the surrounding green space and fishing lake. The suite is complemented by a dedicated dressing room with integrated storage, leading to a further en-suite shower room with an inset shower and a wall mounted heated towel rail.

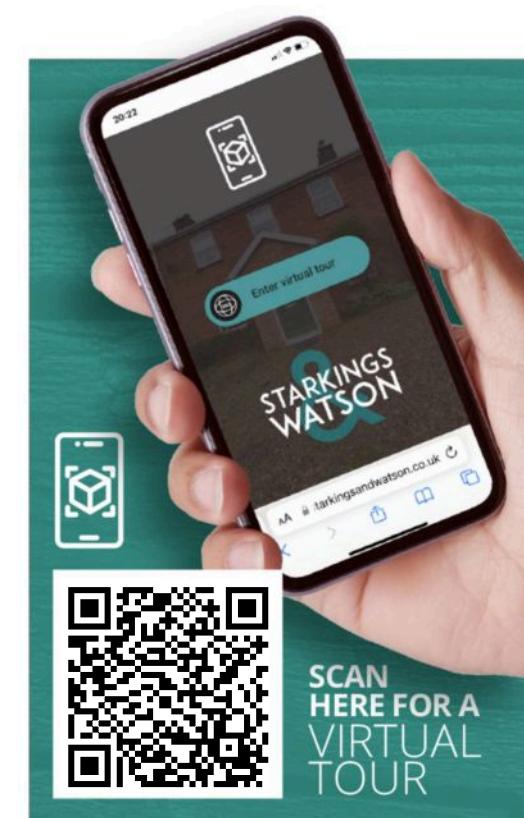
FIND US

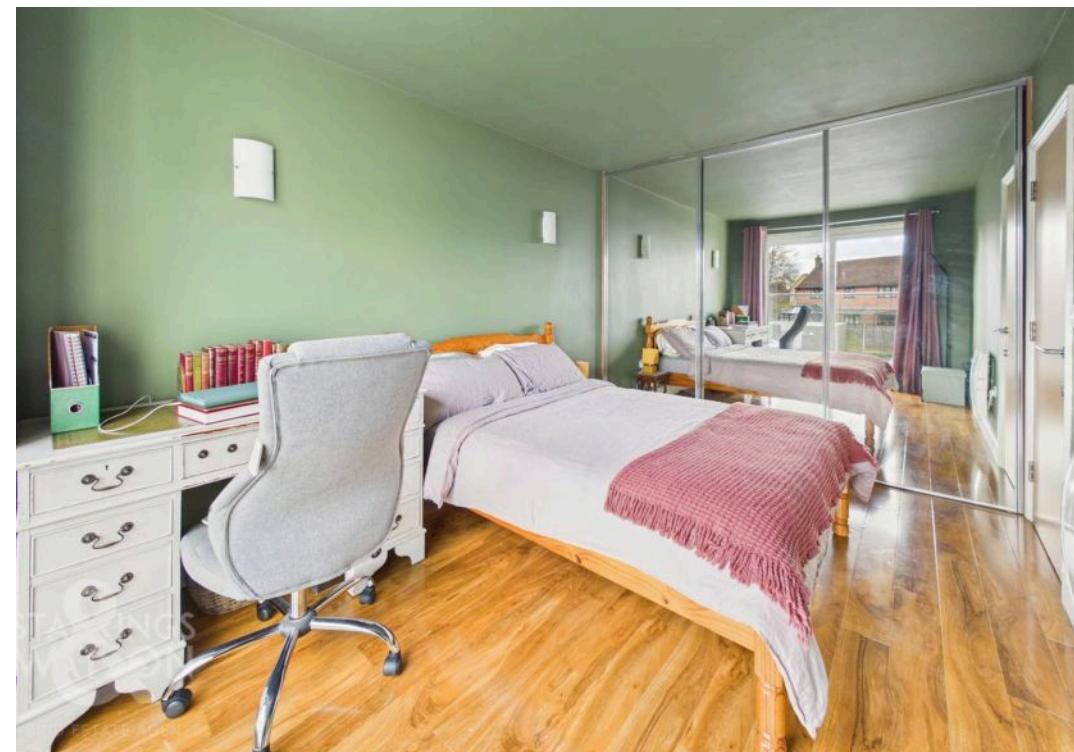
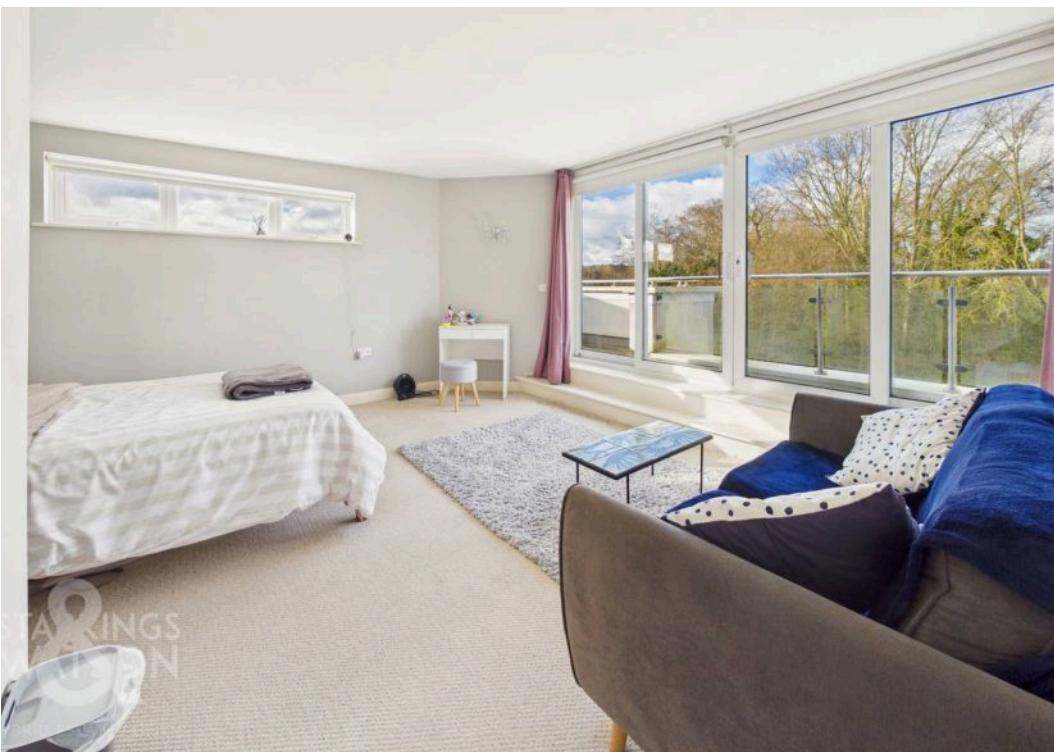
Postcode : NR5 0NY

What3Words : ///brain.guides.teams

VIRTUAL TOUR

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







THE GREAT OUTDOORS

Stepping outside, the private rear garden is fully enclosed and initially offers a patio area, ideal for outdoor furniture to enjoy the summer months. The garden continues to a shingle laid area designed with low maintenance in mind, featuring a decorative wooden pergola that provides a stylish focal point. To the foot of the garden, a gate opens directly onto the expansive communal green space beyond.



Ground Floor

Floor 1



Floor 2

Approximate total area⁽¹⁾

1690 ft²
157.1 m²

Balconies and terraces

272 ft²
25.3 m²

(1) Excluding balconies and terraces

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 • starkingsandwatson.co.uk/

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.