

## 1 Ottaway Close, Norwich - NR5 0NY

£325,000 Freehold

This beautifully presented three-storey semi-detached townhouse offers spacious living, making it the perfect family home. The property features three bedrooms, including a master suite with a private balcony and stunning views, as well as a walk-in dressing room. The open-plan kitchen/family room is bright and inviting, with recent redecoration and a new en-suite. Energy-efficient features, including solar panels, add to the appeal. With off-road parking, access to a communal garden shared right of way down the side, and a convenient location, this home is ideal for modern living.



## Location

Ottaway Close is located in the sought-after area of Costessey, offering a peaceful residential setting with easy access to local amenities, schools, and parks. The area provides suburban comfort with convenient access to shopping centres and transport links just a short drive away. Public transport options are easily accessible, and the nearby green spaces are perfect for outdoor activities. The location also benefits from a strong sense of community, making it an ideal place for families and individuals looking for a welcoming and convenient area to live.



## Agents notes

We understand the property will be sold freehold, connected to mains services, water, electricity and drainage.

Solar tariff from 2011 (more profitable),

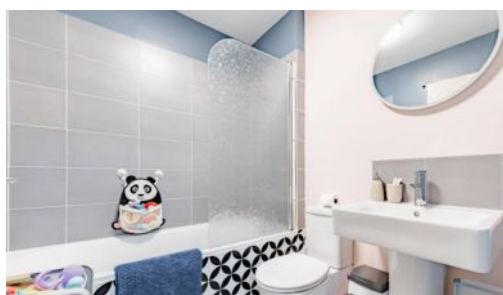
Solar generation rate: 62.67p

Export rate: 5.07p

The service charge for communal garden - £500 per annum

Heating system- Electric Central Heating

Tax Council Band- C





## Ottaway Close, Norwich

As you step into this townhouse, you're greeted by the entrance hall. To the right, you'll find the WC. Laminate flooring completes this convenient area.

Moving through, you enter the spacious open-plan kitchen/family room. This inviting area is perfect for both cooking and relaxing. The fitted kitchen features repurposed elements and a new oven, providing ample counter space and storage. Large bi-folding doors open to the rear courtyard garden, bringing in lots of light. A storage cupboard is also included.

Upstairs on the first floor, you'll find two generous double bedrooms, both bright and spacious. One features a Juliet balcony overlooking the front, while the other offers views to the rear. These rooms share the main bathroom, which is fitted with a panel bath, overhead shower attachment, and new flooring. There's a cupboard on the landing for added storage.

The third floor is dedicated to the master bedroom, which features a sliding door opening to a private balcony overlooking the front of the property. The en-suite bathroom has recently been redecorated and includes a shower cubicle. The master suite also boasts a walk-in dressing room, which is fitted with built-in wardrobes, making it an ideal multifunctional space for a small office or additional storage. The dressing room also has power and electricity.

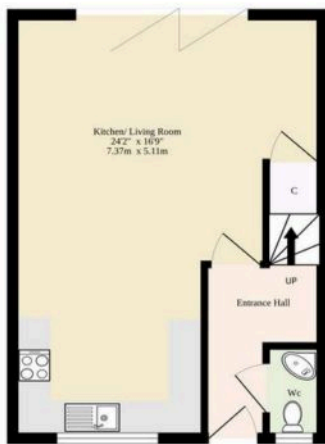
To the rear of the property, you'll find an enclosed courtyard-style garden offering a private outdoor space for relaxing or entertaining. In addition, the development features a large communal garden with lawned areas (charge applies), perfect for residents to enjoy.

The property benefits from two allocated off-road parking spaces, as well as up to six visitor parking spaces.

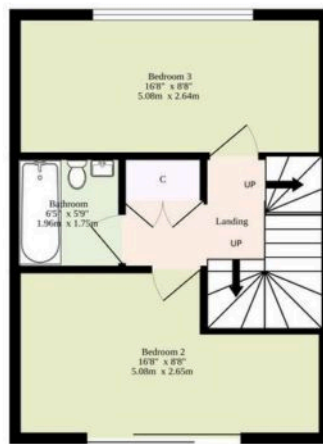
The home is energy-efficient, with a new water tank installed in 2019 and solar panels providing a generation rate of 62.67p and an export rate of 5.07p, making it cost-effective to run. The property also features double glazing throughout.



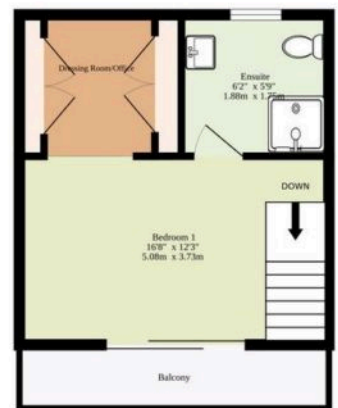
Ground Floor  
468 sq.ft. (43.5 sq.m.) approx.



1st Floor  
385 sq.ft. (35.8 sq.m.) approx.



2nd Floor  
357 sq.ft. (33.2 sq.m.) approx.



**TOTAL FLOOR AREA : 1210 sq.ft. (112.4 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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