



Minors & Brady

1 Dr Torrens Way, New Costessey

In Excess of £260,000



# 1 Dr Torrens Way

New Costessey, Norwich

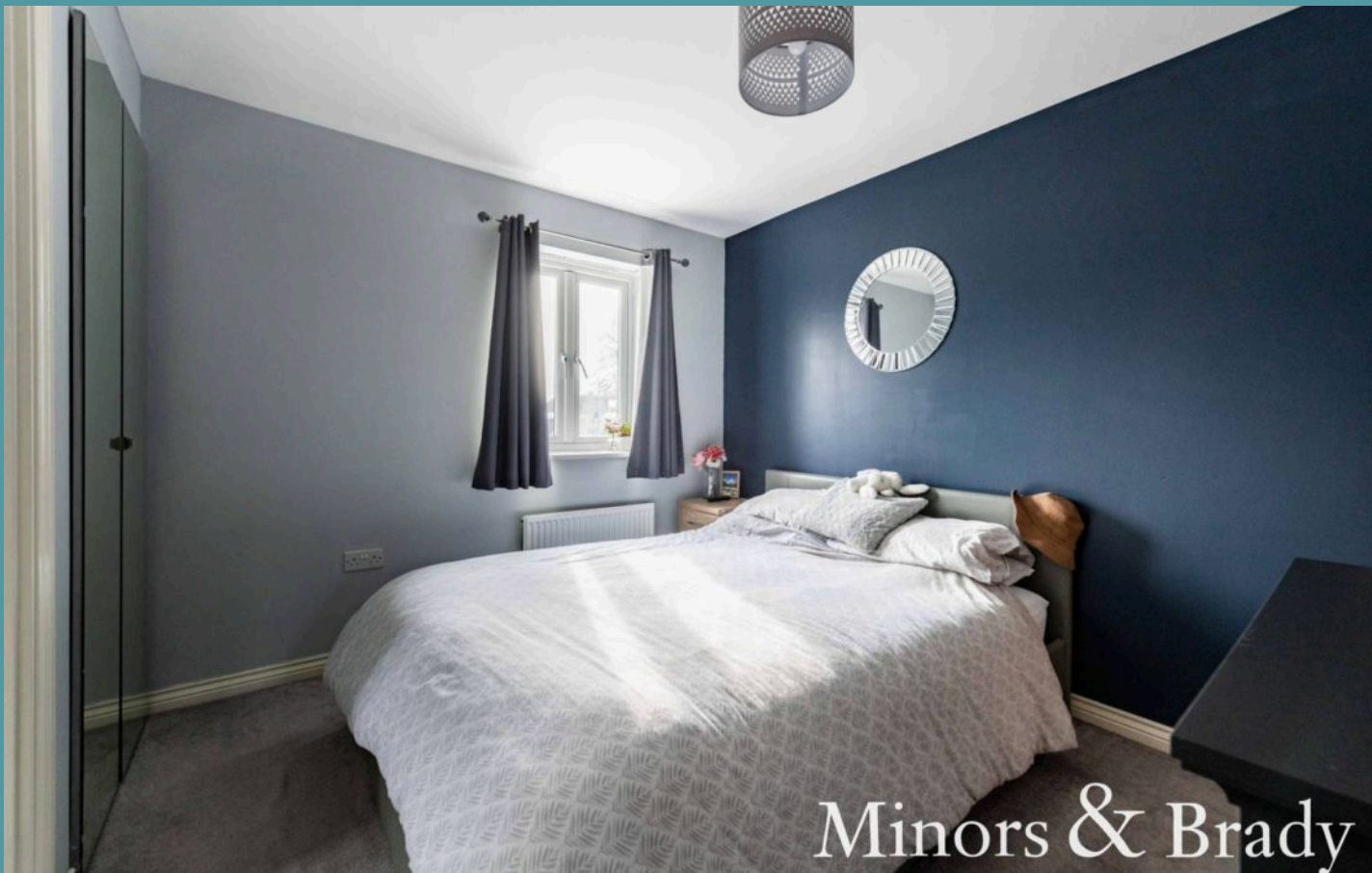
Situated within the desirable and sought-after residential development in New Costessey, this exceptional semi-detached house offers a perfect blend of style, comfort, and practicality. Showcasing a dual aspect sitting room, a kitchen/dining room, three bedrooms, a private en-suite and a bathroom. Externally, you will find a south-facing garden and two allocated parking spaces. Don't miss the chance to acquire this home and make it your own.

## Location

Located on the outskirts of Norwich, New Costessey is a vibrant and well-connected suburb offering the perfect blend of town and country living. With convenient access to the A47 and excellent public transport links, residents enjoy easy commutes to the city centre, the Norfolk and Norwich University Hospital, and the University of East Anglia. The area boasts a mix of modern housing, green spaces, and local amenities including shops, schools, and leisure facilities, making it an ideal choice for families, professionals, and retirees alike.







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Upon entering the property, you are immediately struck by the inviting ambience and the well-thought-out layout that maximises both space and natural light. The ground floor comprises a dual aspect sitting room, designed to cater to both relaxation and entertaining needs, providing a versatile space for all occasions. The kitchen/dining room is a focal point of the home, equipped with high-quality fixtures and fittings to enhance your cooking experience, while offering a seamless flow to the dining room, suitable for every-day living. Completing the ground floor is a convenient WC, adding a practical touch to the living space.

Moving to the first floor, you will find three bedrooms that vary in size, each thoughtfully designed to offer comfort and privacy. The master bedroom benefits from a private en-suite, providing a touch of luxury and convenience, while the remaining bedrooms are served by a contemporary family bathroom.

Externally, the property features a well-maintained garden that is south-facing and fully enclosed, offering a secluded and private outdoor space for activities and enjoyment. Additionally, the property offers two allocated off-road parking spaces, ensuring convenience for residents and guests.







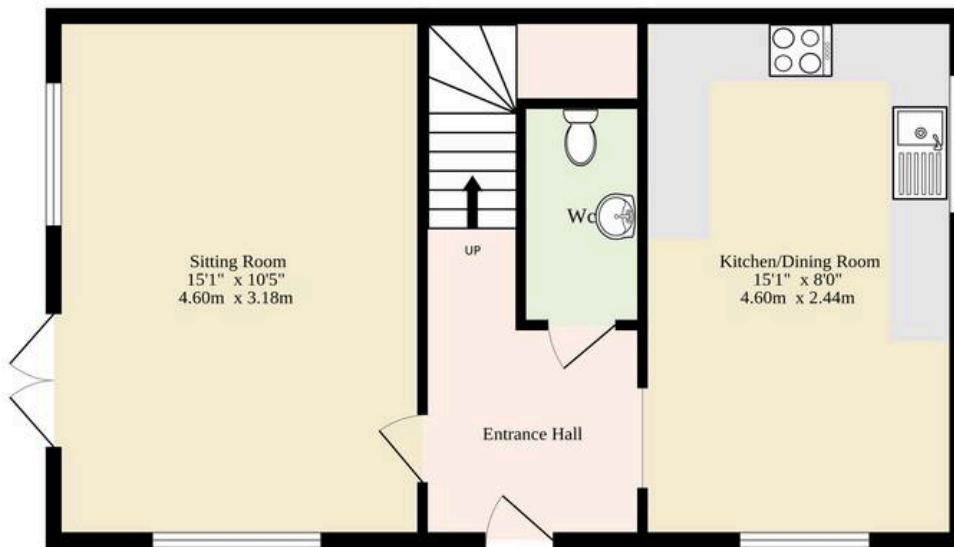
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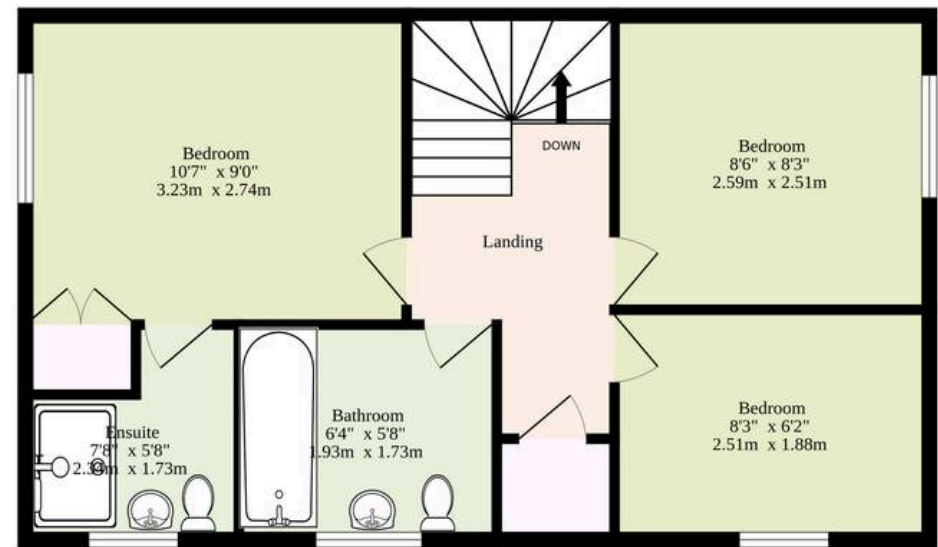
- Semi-detached residence situated within a popular development in New Costessey
- Beautiful family home with spacious and well-presented accommodation, ready to adapt to your own preferences and style
- Dual aspect sitting room inviting relaxation and entertaining
- Kitchen/dining room equipped with high-quality fixtures and fittings to enhance your cooking experience
- Ground floor WC
- Three bedrooms, a private en-suite and a family bathroom
- Well-maintained garden that is fully enclosed for privacy and seclusion
- Two allocated off-road parking spaces
- Close to local shops, schools, transport links and healthcare facilities



**Ground Floor**  
351 sq.ft. (32.6 sq.m.) approx.



**1st Floor**  
361 sq.ft. (33.5 sq.m.) approx.



**TOTAL FLOOR AREA : 712 sq.ft. (66.1 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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