



12 Dr Torrens Way, New Costessey

Norwich



Minors & Brady

12 Dr Torrens Way

New Costessey, Norwich

In the popular New Costessey area of Norwich, this first-floor apartment offers a light, practical and welcoming home in a convenient and well-regarded setting. The property provides two bedrooms, including a principal with a private en-suite, alongside a spacious open-plan living and dining area that is filled with natural light, creating a comfortable space for both everyday living and entertaining. The kitchen is thoughtfully fitted with modern units, an integrated oven, fridge/freezer and plumbing for a washing machine, making it highly functional without compromising on style. Set within secure, well-maintained communal grounds and benefiting from allocated off-road parking, the apartment offers ease of living in a secure environment. This property presents an excellent opportunity for first-time buyers, professionals seeking a practical base, or investors looking for a reliable rental option, combining a desirable location with a well-proportioned, adaptable interior.

Agents Notes

Leasehold, with 99 years left on the lease.

Ground rent: TBC

Maintenance fee: £205.34 pcm.

Management company: Broadstone Legal.

Connected to mains water, electricity, gas and drainage.

Gas central heating system.



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12 Dr Torrens Way

New Costessey, Norwich

- Vendor found an onward purchase
- First-floor apartment positioned in the popular New Costessey area of Norwich
- Easy access to the city centre, offering a wide range of essential amenities
- Suitable choice for first-time buyers, professionals or investors
- Kitchen fitted with units, an integrated oven, a fridge/freezer and plumbing for a washing machine
- Open-plan living/dining room that is filled with an abundance of natural light, creating an effortless flow for everyday living and entertaining
- Two bedrooms offering comfort and privacy, one of which is complemented by a private en-suite
- Bathroom comprising of a modern three-piece suite
- Secure environment with maintained communal grounds and allocated off-road parking



12 Dr Torrens Way

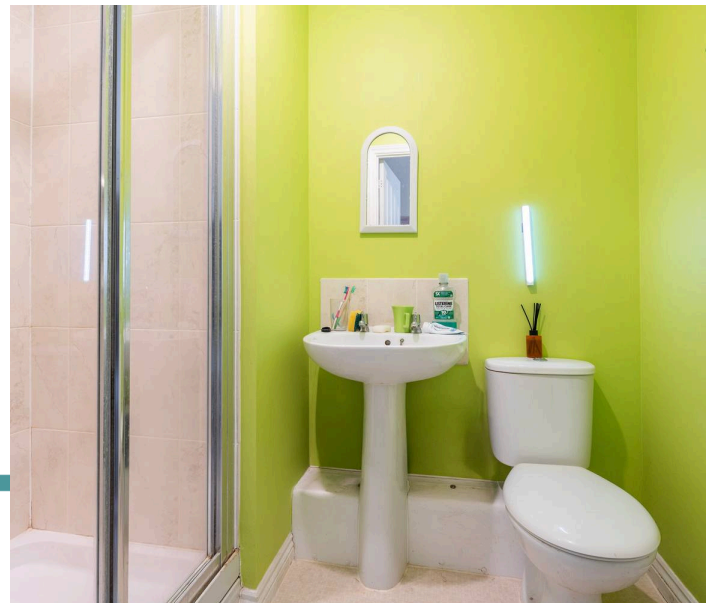
New Costessey, Norwich

New Costessey

Dr Torrens Way is located in New Costessey, a suburban area on the western edge of Norwich, Norfolk. For daily needs, residents can walk or drive to nearby local shops along Longwater Lane and Costessey Centre, which host a convenience store, a pharmacy, takeaways, and small independent retailers. Larger supermarkets, such as Sainsbury's and Lidl, are also within a short drive, providing broader shopping options.

Families are served by several nearby schools: Chapel Break Infant School and Costessey Primary School cater to younger children, while Ormiston Victory Academy and Costessey High School provide secondary education within a mile or so of Dr Torrens Way.

Transport links are convenient for both car and public travel. The A47 dual carriageway is easily accessible, connecting New Costessey with Norwich city centre in around 10 minutes. Local bus services run along Longwater Lane and surrounding roads, linking residents to the city centre and other Norwich suburbs. For longer journeys, Norwich railway station lies a few miles east, providing direct routes to Cambridge, London, and regional destinations.



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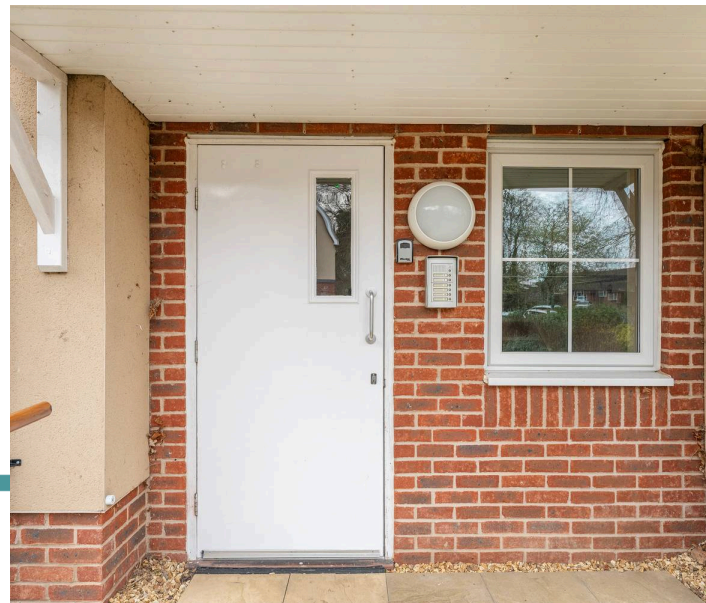
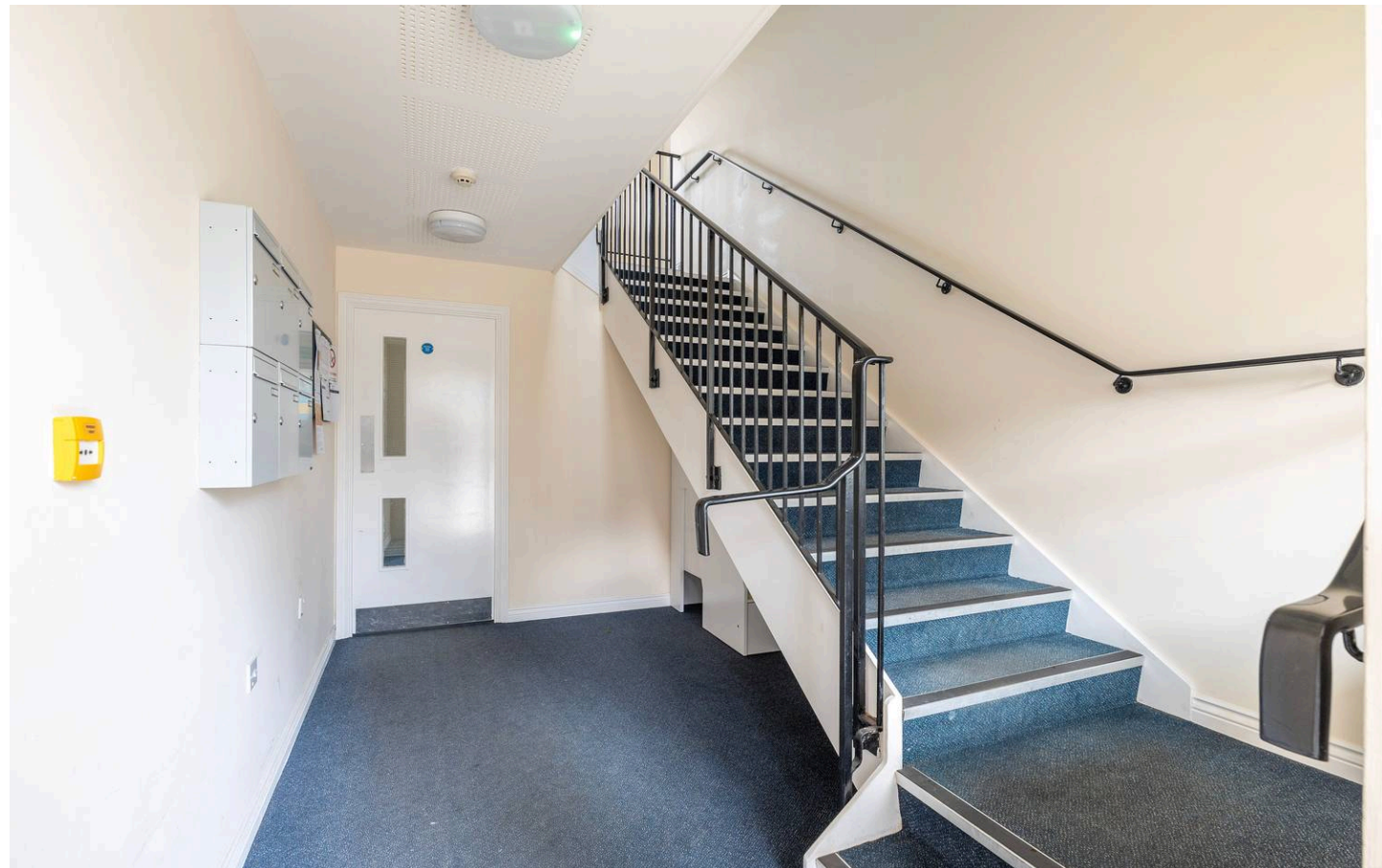
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New Costessey, Norwich

Positioned within the ever-popular New Costessey area of Norwich, this well-presented first-floor apartment offers a balanced blend of comfort, practicality and modern living. Set within a secure and well-maintained development, the property benefits from neatly kept communal grounds and the convenience of allocated off-road parking, creating an environment that feels both orderly and welcoming from the outset.

The apartment is approached via a communal entrance, leading up to a private front door that opens into a bright and inviting hallway. Thoughtfully proportioned, the entrance hall sets the tone for the rest of the home, offering a sense of space along with access to all principal rooms.

At the heart of the property lies the open-plan living and dining area, a naturally light-filled space designed to accommodate both relaxation and entertaining with ease. Large windows allow daylight to pour in, enhancing the sense of openness and creating a comfortable setting for everyday living. The layout flows seamlessly into the adjoining kitchen, which has been fitted with a range of units providing ample storage and worktop space. Integrated appliances include an oven and fridge/freezer, alongside plumbing for a washing machine, ensuring the space is as functional as it is practical.



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New Costessey, Norwich

The apartment offers two well-proportioned bedrooms, each offering comfort and privacy. The principal bedroom benefits from the added advantage of a private en-suite, creating a self-contained feel that is particularly appealing for professionals or those seeking a little extra comfort. The second bedroom is equally versatile, well-suited for use as a guest room, home office or additional sleeping accommodation.

Completing the internal layout is the main bathroom, fitted with a modern three-piece suite. Clean lines and a neutral finish give the space a contemporary feel, designed to meet the demands of modern living with ease.

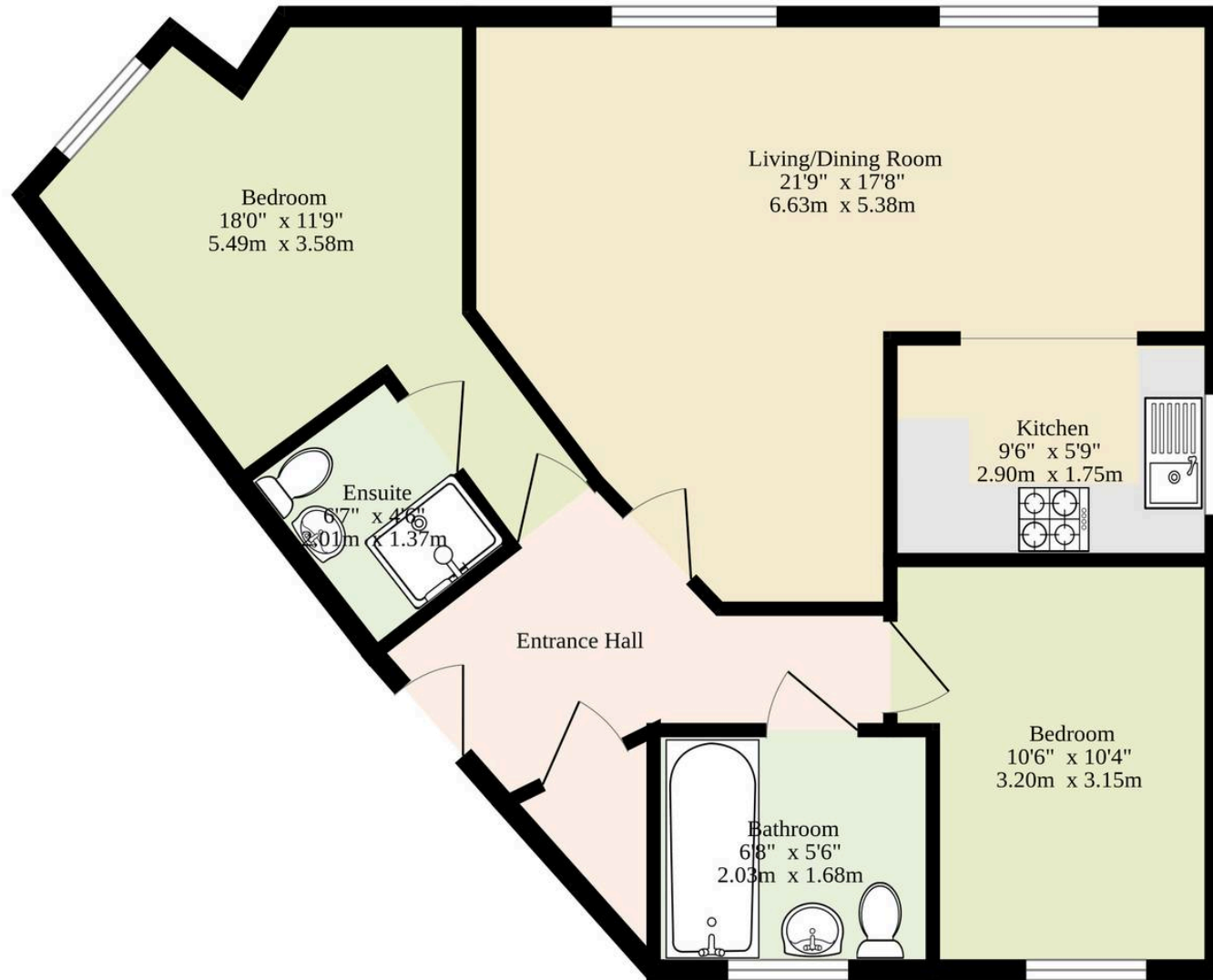
Externally, residents enjoy access to the maintained communal grounds, offering a pleasant outdoor setting without the upkeep typically associated with private gardens. The inclusion of allocated parking further enhances the property's practicality, ensuring convenience for both residents and visitors.



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Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92+)	A		
(81-91)	B		
(69-80)	C	81	81
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
<i>Not energy efficient - higher running costs</i>			
England, Scotland & Wales		EU Directive 2002/91/EC	

First Floor
916 sq.ft. (85.1 sq.m.) approx.



TOTAL FLOOR AREA : 916 sq.ft. (85.1 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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