



35 Colossus Way, Norwich  
£260,000

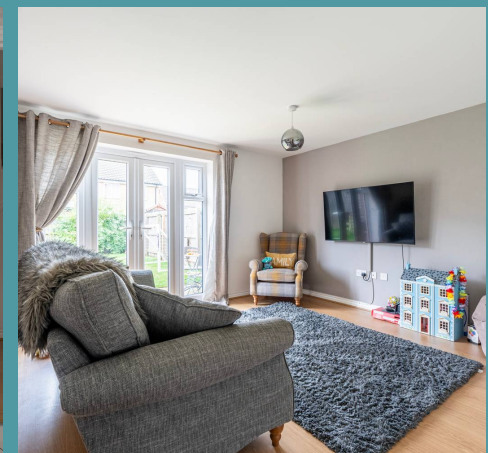
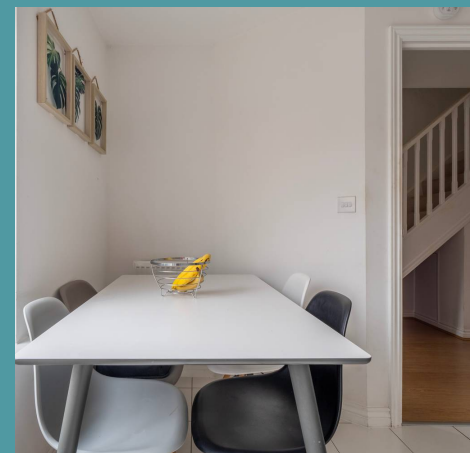
# 35 Colossus Way

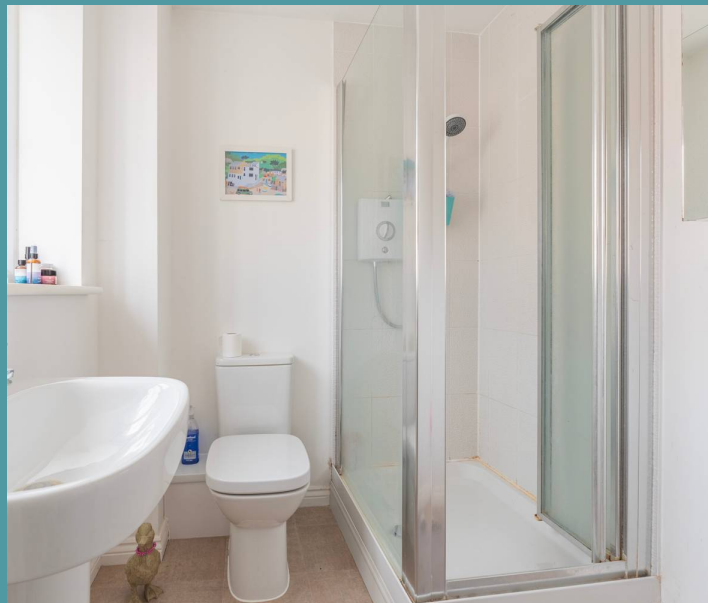
Norwich

Discover this charming three-bedroom semi-detached home on the desirable Hampden View. The inviting entrance hallway leads to a bright kitchen with integrated appliances and a dining area. Enjoy spacious living in the generous sitting room, complete with French doors to the expansive rear garden. The upper floor boasts three well-sized bedrooms, including a master suite with ensuite. This property also offers a lovely outdoor space and convenient off-road parking.

## The Location

The popular area of Costessey provides a post office, public house and a Golf Club. There are further amenities including a range of shops, schools to suit all ages, doctors and dentist surgeries. There is a park and ride site off the A47 by the Norfolk Show Ground and it's just a short journey to Longwater Retail Park which again provides a range of shops and supermarkets including Sainsbury's, Aldi, M&S and Food Warehouse. Alongside, the Norfolk & Norwich Hospital only 4.4 miles from the property making it ideally situated for doctors and nurses.





## 35 Colossus Way

Norwich

### Colossus Way

Welcome to this charming three-bedroom semi-detached home located on the sought-after Hampden View. As you enter, you'll find a welcoming entrance hallway featuring convenient understair storage and access to the kitchen. The kitchen is a standout, offering integrated appliances, a dining area and a front-facing window that fills the space with natural light, creating the perfect setting for family meals.

The generous sitting room is designed for comfort and relaxation, boasting French doors that open seamlessly to the expansive rear garden. A nearby WC adds practicality, ensuring easy access for guests and family without the need to navigate the stairs. Upstairs, you'll discover three good-sized bedrooms, including a luxurious master suite with its own ensuite, along with a well-appointed family bathroom.



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Norwich, Norwich

Step outside to the impressive rear garden, which features a lawn and a patio area ideal for recreation and unwinding in the sunshine. Additionally, the property benefits from off-road parking on a tandem driveway, providing ample space for multiple vehicles.

### Agents Note

We understand this property will be sold freehold.

Connected to all mains services.

Council Tax - C

- Three spacious bedrooms
- Master bedroom with ensuite
- Bright kitchen with integrated appliances and small dining set-up
- Generous sitting room with French doors to the rear garden
- Expansive rear garden with lawn and patio
- Well-appointed family bathroom and ground floor WC
- Off-road parking on a tandem driveway
- Welcoming entrance hallway with understair storage



GROUND FLOOR

1ST FLOOR

