



£295,000 Offers In Excess Of

Minotaur Way, norwich

Semi-Detached House | 3 Bedrooms | 2 Bathrooms

01603 336254



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# Step Inside

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## Key Features

- Beautiful and light kitchen
- Master Ensuite
- Large Garden with lawn and patio area
- Single garage and driveway
- Built in wardrobes
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## Property Description

Discover your dream home in the charming community of Costessey, Norwich! This stunning, modern, light-filled 3-bedroom semi-detached family residence was built in 2018. It features upgraded elements that genuinely enhance your living experience. Imagine enjoying this expansive, sunny garden with a beautifully laid lawn and a lovely patio area—perfect for entertaining friends or relaxing with family. Additionally, this home includes the convenience of a single garage and a long private driveway. Don't miss your opportunity to own this delightful home that combines comfort and style!

## Main Particulars

Welcome to your dream family home! This enchanting three- bedroom semi- detached house is ideally situated on the highly desirable Minotaur Way.

As you step inside, you' re greeted by a warm and inviting hallway featuring convenient understairs storage and direct access to a modern kitchen. This kitchen is a true culinary delight, complete with integrated appliances and a large front- facing window that bathes the room in natural light. Imagine cooking in style, with LED plinth lights and ceiling downlights creating the perfect ambiance for cozy evenings at home.

The spacious sitting/dining room is designed for ultimate comfort and relaxation, with elegant French doors leading out to your expansive rear garden—perfect for entertaining or enjoying quiet family time. A thoughtfully located ground floor WC provides added convenience, ensuring guests and family can easily navigate the space without having to go upstairs.

Venture upstairs to discover an impressive master en- suite bedroom, complete with built- in wardrobes, along with another double bedroom featuring built- in wardrobes and a generous single bedroom. You' ll also find a well- appointed family bathroom designed with your comfort in mind.

Step outside to the stunning large rear garden, which boasts a lush lawn and an inviting patio area, perfect for enjoying sunny days and hosting gatherings. The property also includes a single garage and a driveway, offering ample off- road parking space for you and your guests.

The popular Costessey area is brimming with amenities, including a post office, a welcoming public house, and a prestigious golf club. Enjoy a variety of nearby shops and excellent schools for all ages, along with essential medical facilities such as doctors' and dentists' offices. With a park and ride site accessible from the A 47 near the Norfolk Show Ground, and Longwater Retail Park just a short drive away, you' ll have easy access to numerous supermarkets and retail options like Sainsbury' s, Aldi, M & S, and Food Warehouse. Plus, for healthcare professionals, the Norfolk & Norwich Hospital is conveniently located just 4. 4 miles from your front door. Don' t miss out on this wonderful opportunity to make this house your home!

**Entrance Hall** 4.54m x 1.8m

Stairs to first floor, doors to all rooms, Understair storage cupboard.

**Cloakroom** 1.0m x 1.9m

WC, wash basin.

**Lounge/Dining Room** 7.72m x 3.7m

Double glazed patio doors to rear leading to garden

**Kitchen** 3.43m x 3.1m

Fitted range of wall and base units with work tops over, sink and drainer, fitted double oven and hob, built in dishwasher and fridge freezer and washing machine

**First Floor Landing**

Doors to all rooms

**Bedroom One** 3.4m x 2.95m

Built in wardrobe, door leading to En-suite

**Ensuite** 1.7m x 1.8m

Shower cubicle, WC and wash basin.

**Bedroom Two** 3.3m x 2.63m

Built in wardrobe

**Bedroom Three** 3.7m x 2.1m**Main bathroom Room** 2.0m x 1.7m

Bath over Shower, WC, wash basin.

**Garage** 6.3m x 3.2m

Brick built garage with up and over door, power and light, personal door to garden

**Outside**

To the front of the property is a long driveway suitable for three cars allowing off road parking and access to garage and front door. To the rear of the property is an enclosed garden with patio and lawn area.

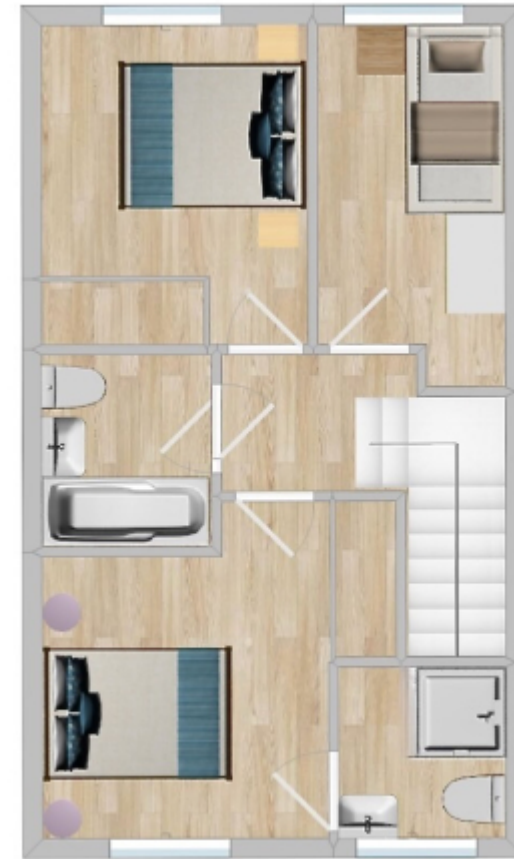
Agents Note

We understand this property will be sold freehold.

Connected to all mains services.

Council Tax - C





This floorplan is for illustrative purposes only and the location of doors, windows and other items are approximate.

Telephone: 01603 336254



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