

WEST END

# Costessey, Norwich NR8 5AG

Energy Efficiency Rating : TBC

To arrange an accompanied viewing please pop in or call us on 01603 336226

# PROPERTY TO LET

A hand holding a smartphone displaying the Starkings & Watson virtual tour app interface. The screen shows a QR code, a button to 'Enter virtual tour', and the company logo. The URL 'starkingsandwatson.co.uk' is visible at the bottom of the screen.

QR code to be added when available.

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- End Of Terrace Home
- 15' Sitting Room
- Kitchen with Integrated Cooking Appliances
- Conservatory Overlooking the Garden
- Two Double Bedrooms
- Versatile Summer House
- Low Maintenance Rear Garden
- Allocated Off Road Parking

#### IN SUMMARY

A well maintained END OF TERRACE HOUSE offering ALLOCATED OFF ROAD PARKING and a LOW-MAINTENANCE REAR GARDEN that features a versatile timber SUMMER HOUSE, ideal as a HOME OFFICE or external entertainment area. The property benefits from a SPACIOUS 16' SITTING ROOM, kitchen with INTEGRATED APPLIANCES, uPVC double glazed CONSERVATORY, TWO DOUBLE BEDROOMS and sleek shower room. The property sits just a few moments walk from popular schools, shops and public transport routes and its immaculate presentation make this home highly sought after.

#### SETTING THE SCENE

The property is set back from the street tucked behind a tall privacy giving hedge to the front with an Iron gate leading to the access path which takes you directly past the shingle frontage leading to the front door with a tiled and pitched awning. Access into the rear garden can be found to the left of the property through a timber fence.

#### THE GRAND TOUR

As you step inside you are first met with the sitting room with carpeted flooring, this generously sized room allows for any a choice in layout of soft furnishings, uPVC double glazed window to the front, radiator and understairs storage. Just beyond this space is the kitchen, with an array of wall and base mounted storage set around wood effect work surfaces giving way to an integrated double oven and induction hob with extraction above leading through the uPVC French doors into the conservatory with a part brick and uPVC double glazed surround with door taking you into the rear garden making the ideal dining room or additional sitting room. Heading to the first floor, the landing gives access to both bedrooms as well as the three piece shower room featuring a corner shower unit, vanity storage, heated towel rail and two storage cupboards. The smaller of the bedrooms is found at the top of the stairs, a double bedroom with carpeted flooring and newly fitted radiator whilst the larger of the two double bedrooms comes at the rear of the property, a generous double room with window overlooking the rear garden and ample floor space for soft furnishings.

#### THE GREAT OUTDOORS

The garden immediately opens to the flagstone patio seating area ideal for dining alfresco alongside the purpose built pizza oven while the rest of the garden is found on the second tier, with artificial lawn leading to a large timber summer house complete with electric heating and full electric formerly serving as a



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home office/studio. The rear access gate to the right of the summer house leads you to the private off road parking area where there are two allocated spaces for this property nestled away from the street.

#### OUT & ABOUT

The development of Queens Hills is located on the fringes of Costessey. Local schooling is located within walking distance, and a regular bus link into Norwich City centre is provided. The nearby Longwater Retail Park offers a fantastic range of shops and supermarket, whilst the A47 leads to Norwich and the A11.

#### FIND US

Postcode : NR8 5AG

What3Words : ///stacks.radar.sound

#### VIRTUAL TOUR

View our virtual tour for a full 360 degree of the interior of the property.

**Disclaimer:** Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.

Price:



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Ground Floor



Floor 1

**Approximate total area<sup>(1)</sup>**

650.79 ft<sup>2</sup>


60.46 m<sup>2</sup>

**Reduced headroom**

5.38 ft<sup>2</sup>

0.5 m<sup>2</sup>

(1) Excluding balconies and terraces

 Reduced headroom  
(below 1.5m/4.92ft)

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

**GIRAFFE360**