



Wood View Court, New Costessey - NR5 0HR





## Wood View Court

New Costessey, Norwich

Occupying a quiet CUL-DE-SAC SETTING, this semi-detached home offers a blend of comfort and convenience. With an UPDATED and MODERNISED DECOR, the property boasts a GARAGE and TANDEM DRIVEWAY, providing ample parking space. Step inside to discover a PORCH ENTRANCE, leading to the spacious 17' SITTING/DINING ROOM, ideal for relaxing or entertaining guests. The 11' KITCHEN features enough room for essential appliances. Upstairs, TWO generous DOUBLE BEDROOMS await, alongside a well-appointed SHOWER ROOM complete with STORAGE and a RAINFALL SHOWER. The highlight of this property is the SPLIT LEVEL GARDEN, featuring a large patio perfect for al fresco dining, and an area of grass for outdoor activities.

Council Tax band: B

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating: C





- Semi-Detached Home
- Cul-De-Sac Setting
- 17' Sitting/Dining Room
- 11' Kitchen with Space for Appliances
- Two Double Bedrooms
- Shower Room with Storage
- Split Level Garden with Large Patio & Area of Grass
- Garage & Tandem Driveway

Nearby you will find a variety of local amenities including shops, hardware store, post office etc. Local schooling is located close by up to Secondary level, whilst a wealth of public transport leads to Norwich and the nearby Retail Parks. To the rear of the property, access leads to the local play area and Marriott's Way for walks and cycling. A variety of bus routes lead to Norwich City Centre, with Longwater Retail Park located only a short drive with a park and ride bus service into Norwich.

#### SETTING THE SCENE

Set back from the road and approached via a lawned front garden, off road parking can be found in tandem on the hard standing driveway, with access to the adjoining garage and shingle pathway taking you to the main entrance door.



## THE GRAND TOUR

Once inside, a porch entrance greets you with fitted carpet underfoot with space for shoes and coats, and a door taking you to the main sitting/dining room. Open plan and finished with wood effect flooring underfoot, a front facing window offers a light and bright feel with stairs rising to the first floor landing. A door takes you to the adjacent kitchen which offers a range of built-in storage units with space for an electric cooker, tiled splash-backs and an extractor fan. Tiled flooring flows underfoot with space provided for a fridge freezer and washing machine, whilst a window and door face to the rear garden.

Heading upstairs, the carpeted landing includes a built-in airing cupboard with doors leading into the two double bedrooms. The larger faces to the front, with fitted carpet underfoot and a front facing window, with the second bedroom facing to the rear with views over the garden and valley beyond. Completing the property is the shower room which offers a white three piece suite with storage under the hand wash basin and a large shower cubicle with a twin head thermostatically controlled rainfall shower and aqua board splash-backs.

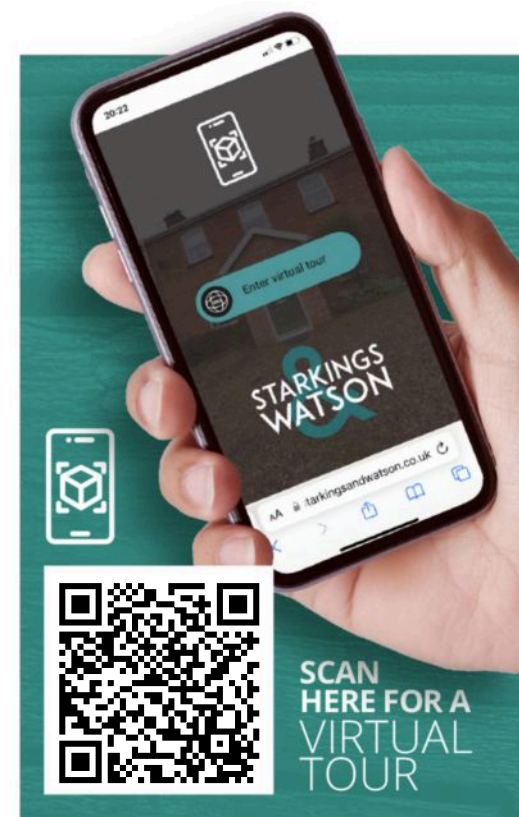
## FIND US

Postcode : NR5 0HR

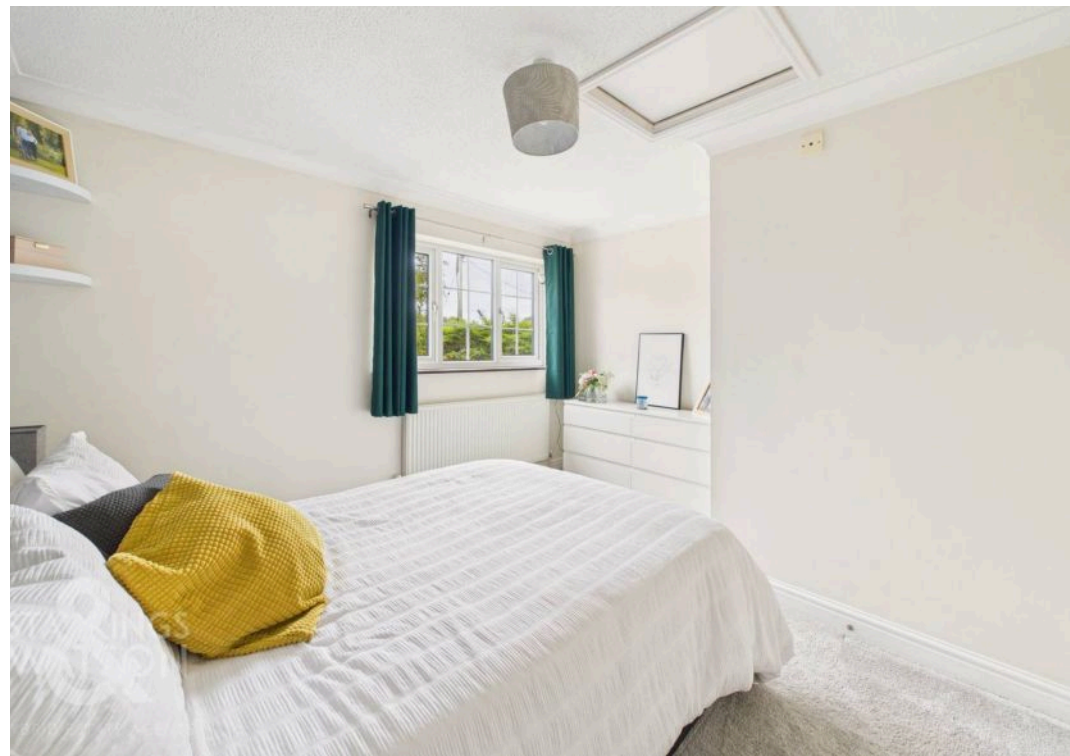
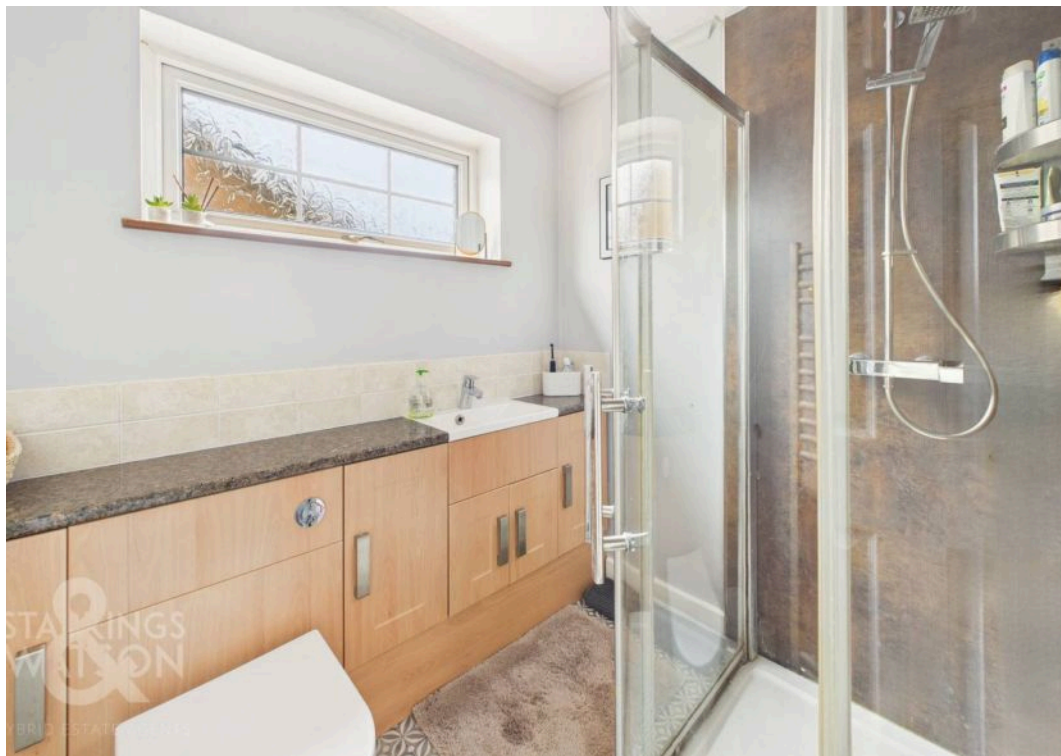
What3Words : ///wanted.scales.drill

## VIRTUAL TOUR

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







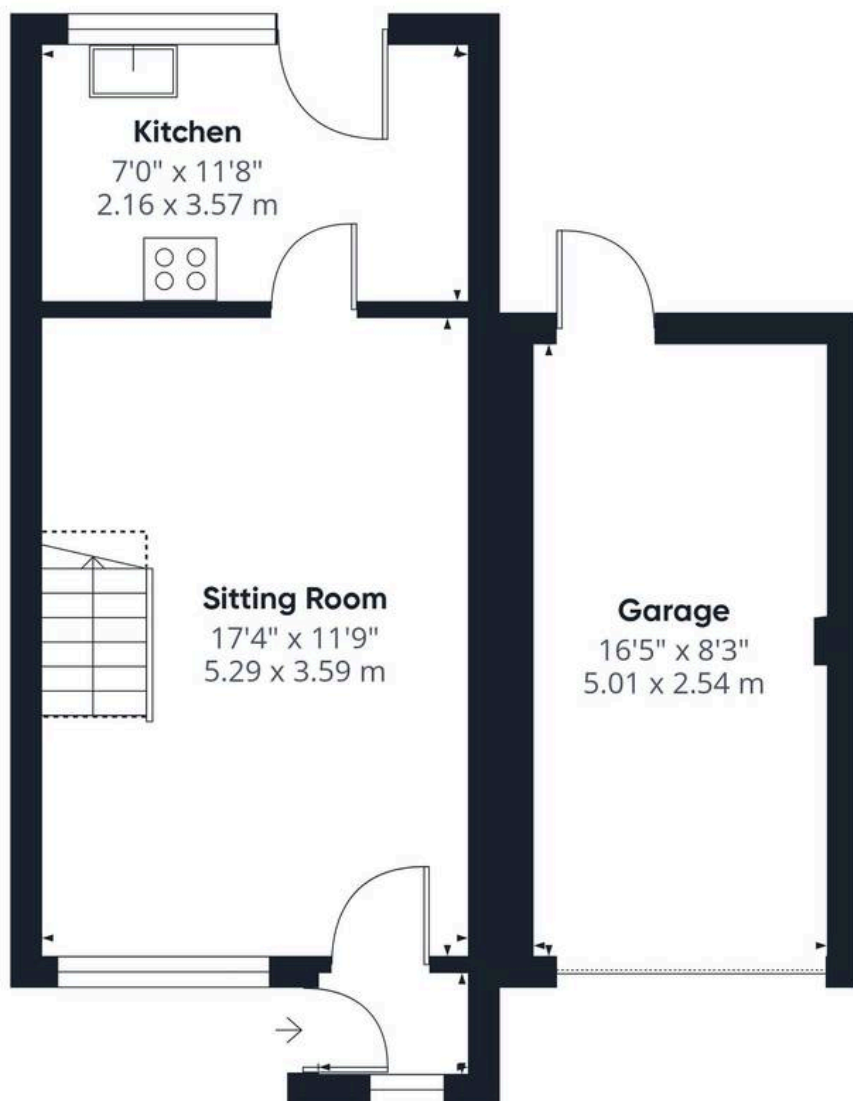




## THE GREAT OUTDOORS

The rear garden has been landscaped and includes a raised patio seating area with a feature pond to one side, with timber sleepers enclosing raised planted beds. Steps lead down to an area of lawn enclosed within timber panel fencing and mature hedging, with an outside a water supply and power sockets installed. A door takes you to the adjoining garage which offers an up and over door to front, window and door to rear, storage above, wall mounted gas fired central heating boiler, power and lighting.





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

696 ft<sup>2</sup>

64.6 m<sup>2</sup>

**Reduced headroom**

14 ft<sup>2</sup>

1.3 m<sup>2</sup>

(1) Excluding balconies and terraces

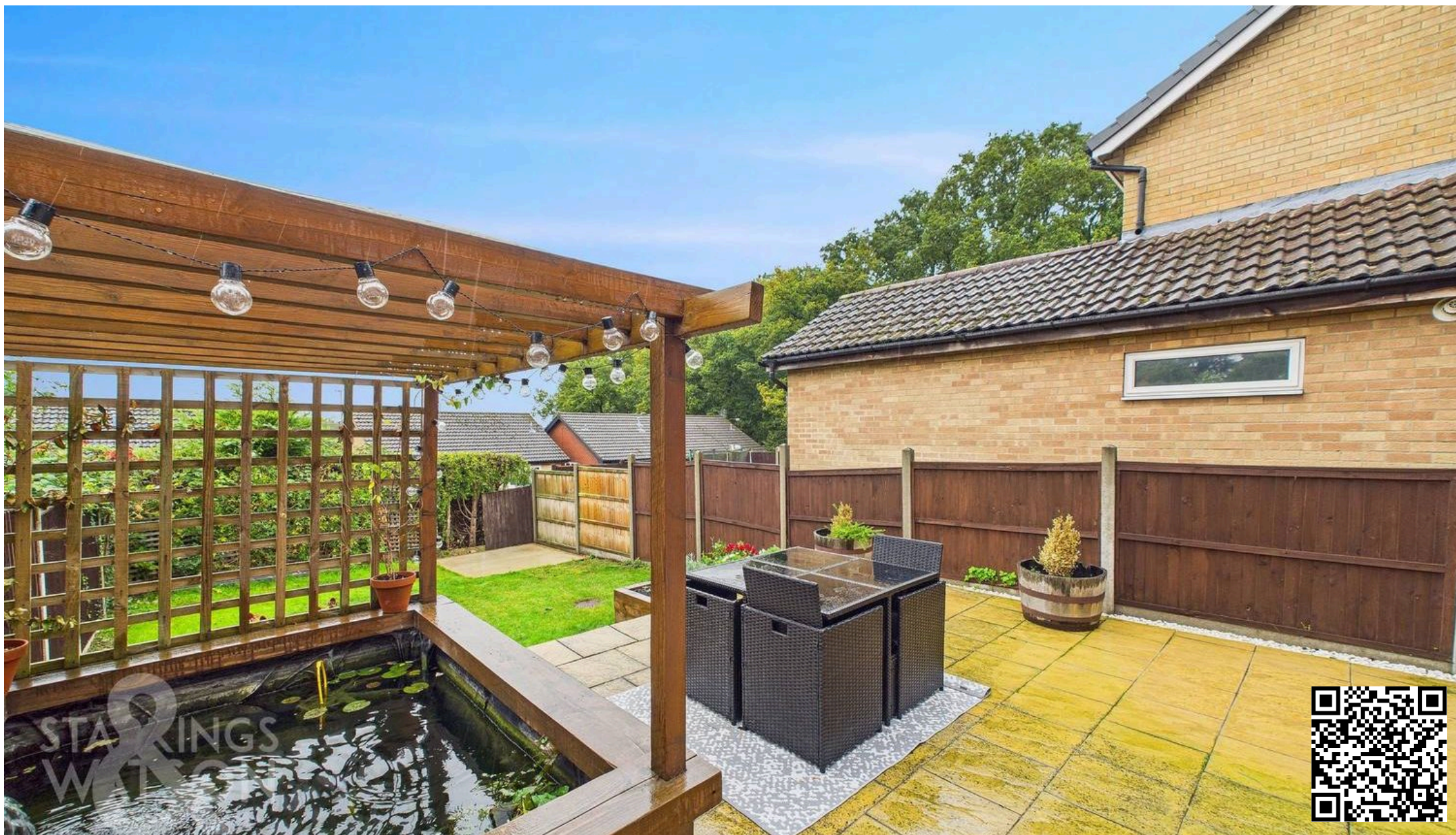
Reduced headroom

Below 5 ft/1.5 m

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360





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