



Cleves Way, Costessey - NR8 5EN

**STARKINGS
& WATSON**

HYBRID ESTATE AGENTS



Cleves Way

Costessey, Norwich

NO CHAIN. A well presented and recently UPDATED DETACHED FAMILY HOME offering a little over 1490 Sq. Ft (stms) of accommodation. Featuring a 25' OPEN PLAN kitchen/dining room with INTEGRATED APPLIANCES, you will also find a 17' SITTING ROOM, cloakroom, UTILITY ROOM and 19' CONSERVATORY. The first floor offers FOUR BEDROOMS all with BUILT-IN WARDROBES, whilst the larger boasts an EN-SUITE SHOWER ROOM, while all have use of the FAMILY BATHROOM. Externally the property benefits from a LOW-MAINTENANCE rear garden with planting borders and external power with OFF ROAD PARKING and GARAGE space to the front.

Council Tax band: D

Tenure: Freehold

EPC Energy Efficiency Rating: C



- No Chain
- Detached Family Home!
- 25' Open Plan Kitchen/Dining Room
- 17' Sitting Room
- Four Bedrooms
- Family Bathroom & En-Suite Shower Room
- Private Rear Garden & Large Conservatory
- Off Road Parking

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.

SETTING THE SCENE

Heading towards the top of this quiet cul-de-sac you can find the property tucked away at the very end with ample off road parking to the front leading towards the front door and garage. The garage has been converted to create a utility room at the rear but still leaving garage space to the front with storage cupboards and shelving.



THE GRAND TOUR

Stepping inside first turning to the left you find the cloakroom, a neutral two piece suite recently updated by the current owners complete with a heated towel rail/radiator. Immediately in front of the entrance is the opening to the sitting room, a bay fronted space with carpeted flooring and ample floor space for a choice of soft furnishings. This space continues seamlessly into the open plan kitchen/dining room area where initially there is space for a formal dining table and higher level breakfast bar. The kitchen offers generous amounts of wall and base mounted storage all set around a central island with an integrated dishwasher, microwave, five ring gas hob with extraction above and dual electric ovens with a door leading into the rear garden. Finally, on the ground floor is the garage conversion which has created the ideal utility space with additional storage and plumbing for a washing machine and inlet for a tumble dryer. The first floor landing gives way to all four bedrooms, additional storage cupboard and three piece family bathroom with tiled surround and wall mounted heated towel rail. The larger of the bedrooms comes to the front of the property with carpeted flooring, built in wardrobes and impeccably decorated en-suite shower room with tiled surround and heated towel rail. The second bedroom can also be found with a front facing aspect on the adjacent side of the property, with carpeted flooring and built in wardrobes. The two smaller bedrooms can be found with a rear facing aspect with both offering built in wardrobes.

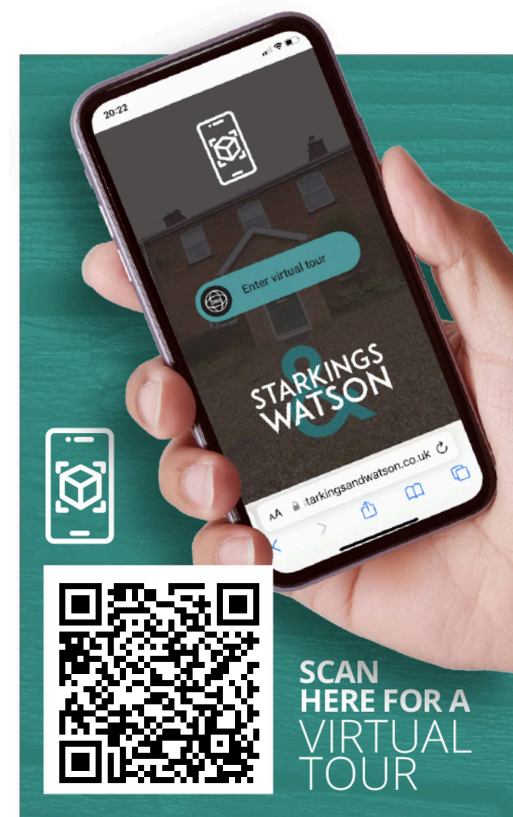
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VIRTUAL TOUR

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



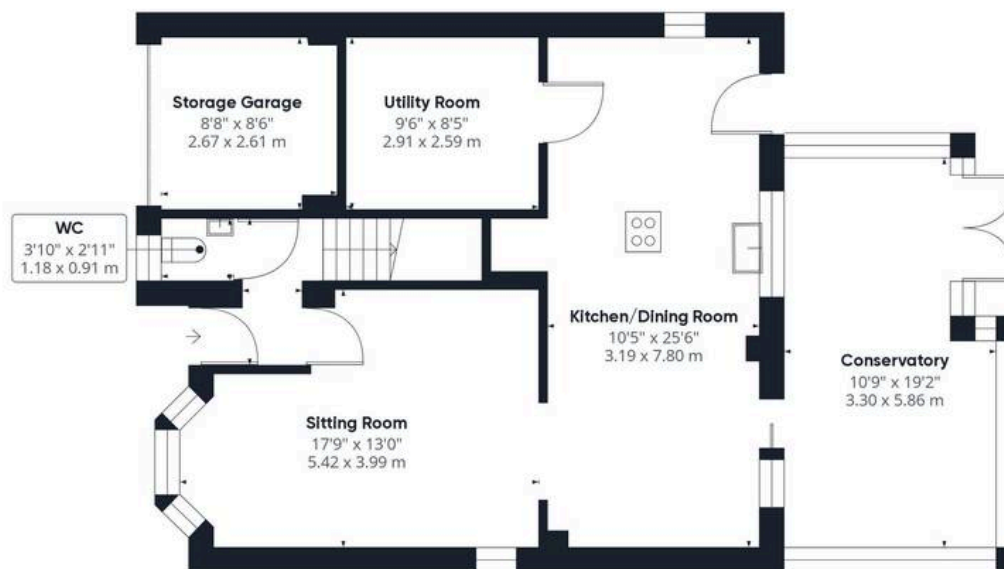




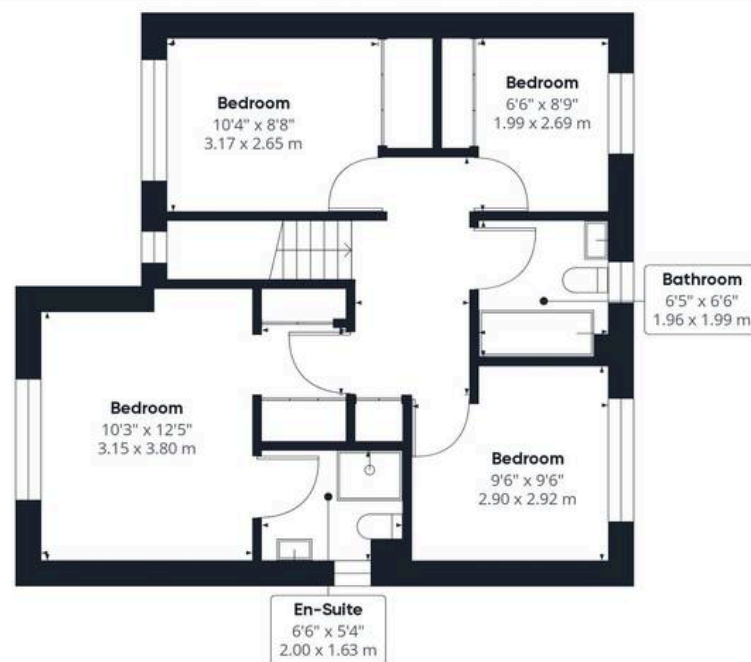
THE GRAND TOUR

Externally, the rear garden is presented in a low-maintenance fashion with raised planting borders, landscaped with brickweave patio and shingle complete with privacy giving hedges to the very rear and enclosed with timber panelled fencing. There is gated access to the property down each side, with space for a timber shed or other forms of additional storage if required.





Ground Floor



Floor 1

Approximate total area⁽¹⁾

1490.15 ft²

138.44 m²

(1) Excluding balconies and terraces

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

GIRAFFE 360



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