



Rose Avenue, Costessey - NR8 5EX

**STARKINGS  
&  
WATSON**

HYBRID ESTATE AGENTS



## Rose Avenue

Costessey, Norwich

Situated at the very edge of this popular development with a TREE LINED front aspect sits this well presented SEMI-DETACHED HOUSE. Offered in brilliant decorative order throughout this inviting home offers a VERSATILE living space including a 16' SITTING ROOM leading into the KITCHEN WITH INTEGRATED APPLIANCES and ground floor WC. The first floor landing grants access to TWO BEDROOMS and handy storage cupboard as well as the THREE PIECE FAMILY BATHROOM suite. The rear garden has been lovingly landscaped to offer an ATTRACTIVE yet LOW MAINTENANCE space, ideal for enjoying the summer sunshine with direct access via a personal door into the garage.

Council Tax band: B

Tenure: Freehold

EPC Energy Efficiency Rating: C

- Semi-Detached House
- Edge Of Development Setting
- Tree Lined Aspect To The Front
- 16' Sitting/Dining Room
- Kitchen With Integrated Appliances
- Two Bedrooms
- Family Bathroom & WC
- Driveway & Garage



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. 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.

#### IN SUMMARY

Situated at the very edge of this popular development with a TREE LINED front aspect sits this well presented SEMI-DETACHED HOUSE. Offered in brilliant decorative order throughout, this inviting home offers a VERSATILE living space including a 16' SITTING ROOM leading into the KITCHEN WITH INTEGRATED APPLIANCES and ground floor WC. The first floor landing grants access to TWO BEDROOMS and handy storage cupboard as well as the THREE PIECE FAMILY BATHROOM suite. The rear garden has been lovingly landscaped to offer an ATTRACTIVE yet LOW MAINTENANCE space, ideal for enjoying the summer sunshine with direct access via a personal door into the garage.

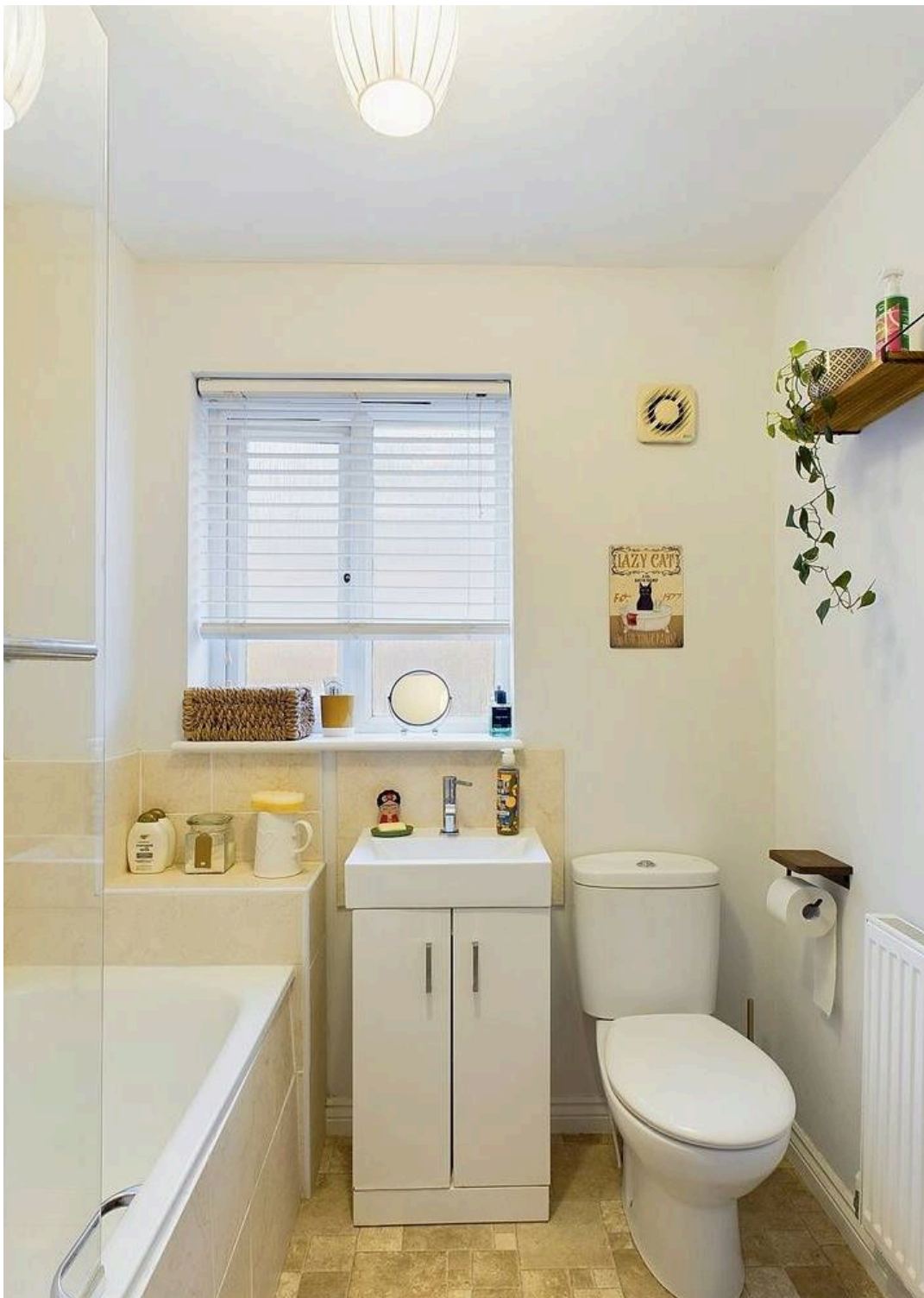
#### SETTING THE SCENE

The property can be found nestled away at the very edge of this popular development with a tree lined aspect to one side with the property emerging to your left where the brick weave driveway can be found in front of the garage.

#### THE GRAND TOUR

Once inside, a central lobby with wooden effect flooring allows you to slip off coats and shoes before heading into the rest of the property with a low level mounted radiator sat in front of the stairs.





## Rose Avenue

Costessey, Norwich

Turning to your right you will enter the main living space. A large carpeted floor space allows room for soft furnishings and additional storage solutions plus a breakfast or dining table in front of the uPVC double glazed windows with radiator below. The rear of the property is occupied by the kitchen with a range of wall and base mounted storage units giving way to an integrated four ring gas hob and single oven with extraction above and all tiled splashbacks whilst leaving space and plumbing for a washing machine plus tall standalone fridge freezer. Finally on the ground floor sitting adjacent to the access door for the rear garden is a two piece WC with vinyl flooring and low level radiator. The first floor landing grants access to both double bedrooms as well as a handy built in storage cupboard and three piece family bathroom suite with mostly tiled surround, vanity storage and shower head mounted over the bath with a glass screen. The smaller of the bedrooms is found next to the bathroom with all carpeted flooring and views into the rear garden. This room offers enough space for a single bed plus multiple additional storage solutions whilst the larger of the bedrooms comes towards the front of the home with views to the greenery in front the tree lined double facing aspect allowing natural light to pour into this large double bedroom with space for a large bed, additional storage solutions and handy storage shelf above the stairs.

FIND US

Postcode : NR8 5EX

What3Words : ///ridiculed.revealing.agreed

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

**STARKINGS  
&  
WATSON**

HYBRID ESTATE AGENTS





## THE GREAT OUTDOORS

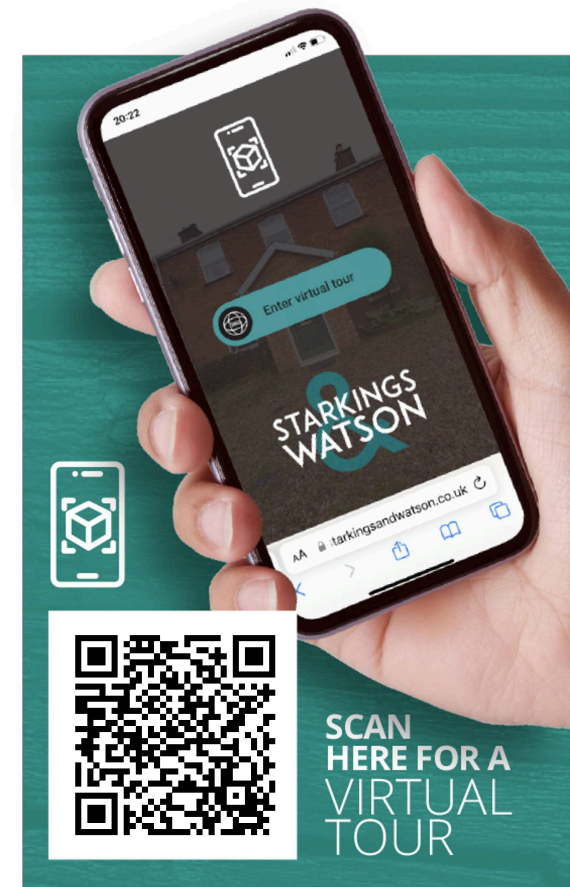
The rear garden is presented in a low maintenance yet attractive state. Tiered as it moves towards the rear the versatile space initially starts with a flagstone patio area with direct access into the garage via a personal door onto a shingle planting space with raised planting beds for colour and vibrancy whilst a gentle step up leads you towards the decked patio seating area perfectly positioned to make the most of the summer sunshine. All fully enclosed with timber fencing on both sides and to the rear.

### Garage

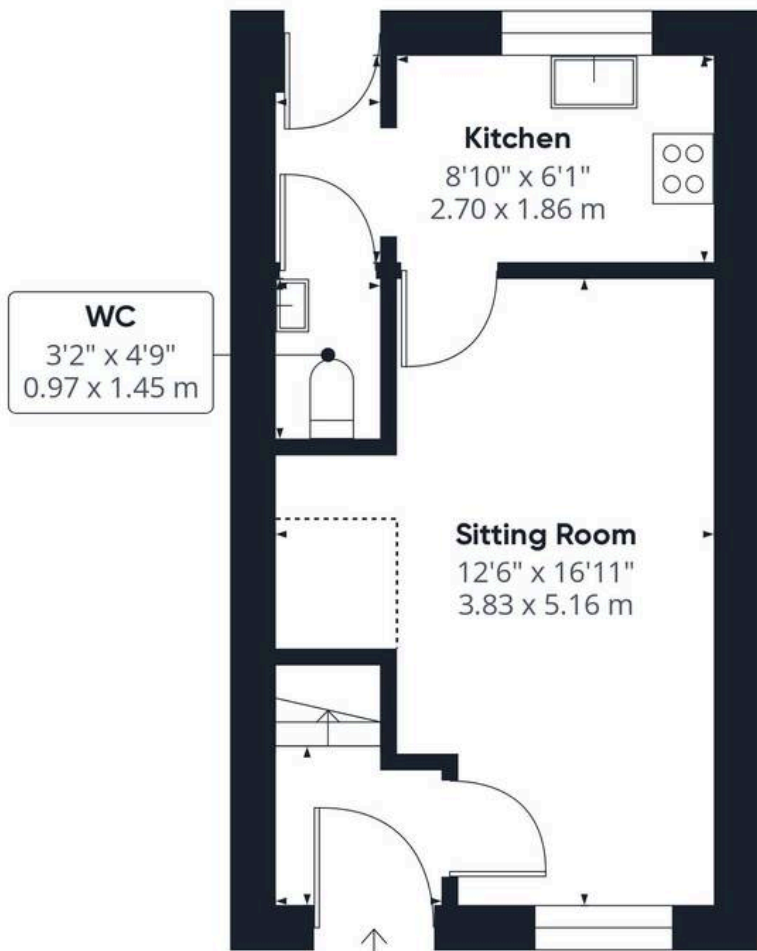
Single Garage

### Driveway

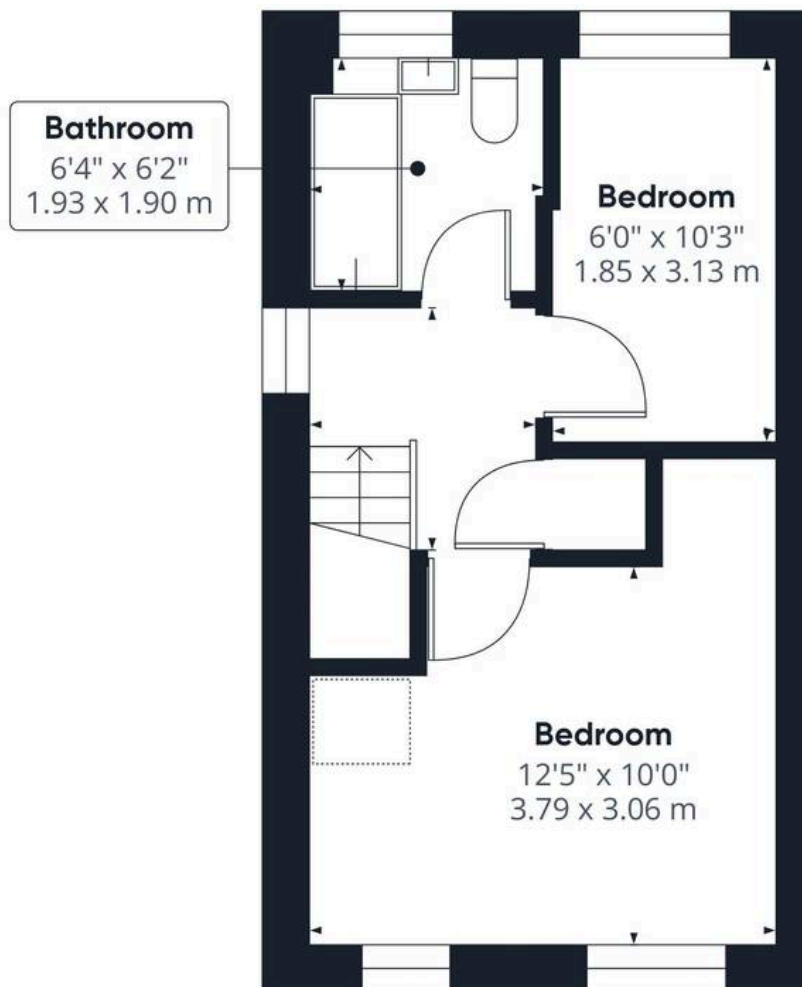
1 Parking Space



SCAN  
HERE FOR A  
VIRTUAL  
TOUR



Ground Floor



Floor 1

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

545.82 ft<sup>2</sup>

50.71 m<sup>2</sup>

**Reduced headroom**

10.18 ft<sup>2</sup>

0.95 m<sup>2</sup>

(1) Excluding balconies and terraces

Reduced headroom

..... Below 5 ft/1.5 m

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

Calculations are based on RICS IPMS 3C standard.

**GIRAFFE 360**



## Starkings & Watson Hybrid Estate Agents

196 Norwich Road, Costessey - NR5 0EX

01603 336446 • [costessey@starkingsandwatson.co.uk](mailto:costessey@starkingsandwatson.co.uk) • [starkingsandwatson.co.uk/](http://starkingsandwatson.co.uk/)

Disclaimer: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and 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.