



Waxwing Way, Costessey - NR8 5GA

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## Waxwing Way

Costessey, Norwich

NO CHAIN. This END-TERRACE TOWNHOUSE boasts over 1142 SQ FT of accommodation (stms), and is FLOODED WITH NATURAL LIGHT, and arranged over THREE FLOORS with DUAL ASPECTS on every floor. The GROUND FLOOR is laid out with all the ENTERTAINING SPACE including the SITTING/DINING ROOM, cloakroom and the KITCHEN/BREAKFAST ROOM. Heading upstairs the LANDING is finished with a BEAUTIFUL WINDOW SEAT and further stairs to the top floor with doors to the FAMILY BATHROOM. The FOUR BEDROOMS are spread over the TOP TWO FLOORS of this home, of which one is currently used as a HOME OFFICE with space for MULTIPLE WORKSTATIONS and the main bedroom has an EN SUITE SHOWER ROOM with FULLY TILED WALLS. Stepping into the gardens there has been LANDSCAPING around the central lawn, FLOWER BEDDING at the boundary and a hard standing footpath leading to the SIDE and REAR where you can find ALLOCATED and off road parking.

Council Tax band: D

Tenure: Freehold

EPC Energy Efficiency Rating: C

- End-Of-Terrace Town House
- No Chain
- 1142 Sq. Ft OF Accommodation (stms)
- Kitchen With Integrated Appliances
- Four Bedrooms
- Family Bathroom, En-Suite & WC
- Fully Enclosed Rear Garden
- Allocated 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

The property is situated just back from the streets with a flagstone walkway taking you from the footpath towards the front door with an awning above offered with a low maintenance shingle frontage and side leading towards a timber fence into the rear garden.





## THE GRAND TOUR

Once inside, a central hallway on the ground floor is fitted with wooden effect flooring granting access to the stairs for the first floor and handy two piece WC complete with all white suite and radiator. To the left, the kitchen/breakfast room emerges with a mixture of wall and base mounted storage units set with tile splashbacks giving room to an integrated oven and hob with extraction above and inset chrome sink. The very front of the room comes with floor to ceiling storage and floor space suited for a breakfast or dining table. The very rear of the home gives way to a dual aspect sitting room, incredibly well lit courtesy of the floor to ceiling uPVC double glazed windows and French doors into the rear garden with open floor space conducive to a choice of layout of soft furnishings. The first floor landing allows access to two bedrooms as well as the main family bathroom suite with fully tiled flooring and surround featuring a shower head mounted over the bath plus vanity storage and low level radiator. The larger of the bedrooms comes towards the rear of the home with views into the rear garden and a side window for added natural lighting. This room has a large carpeted floor space suited for a double bed and additional storage solutions. The smallest of the four bedrooms currently functions as a home office with carpeted flooring, the space is perfectly suited to its current use or as a potential single bedroom or nursery. The second floor hosts the main bedroom and an additional double bedroom with large uPVC double glazed window to the front of the home and built in wardrobe over the stairs. The main bedroom is generous in size offering views of the rear garden and large floor space big enough to accommodate a double bed and additional soft furnishings benefiting from the use of an all white updated and fully tiled en-suite complete with shower and heated towel rail.

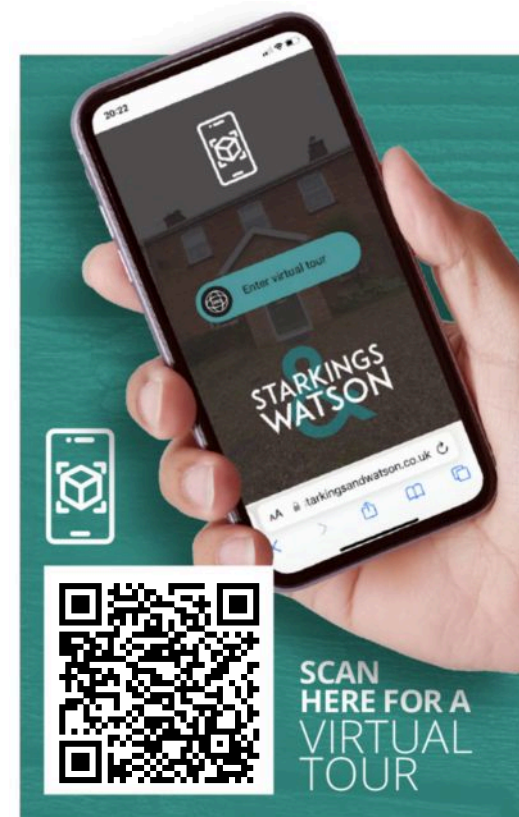
## FIND US

Postcode : NR8 5GA

What3Words : ///grant.winter.unsigned

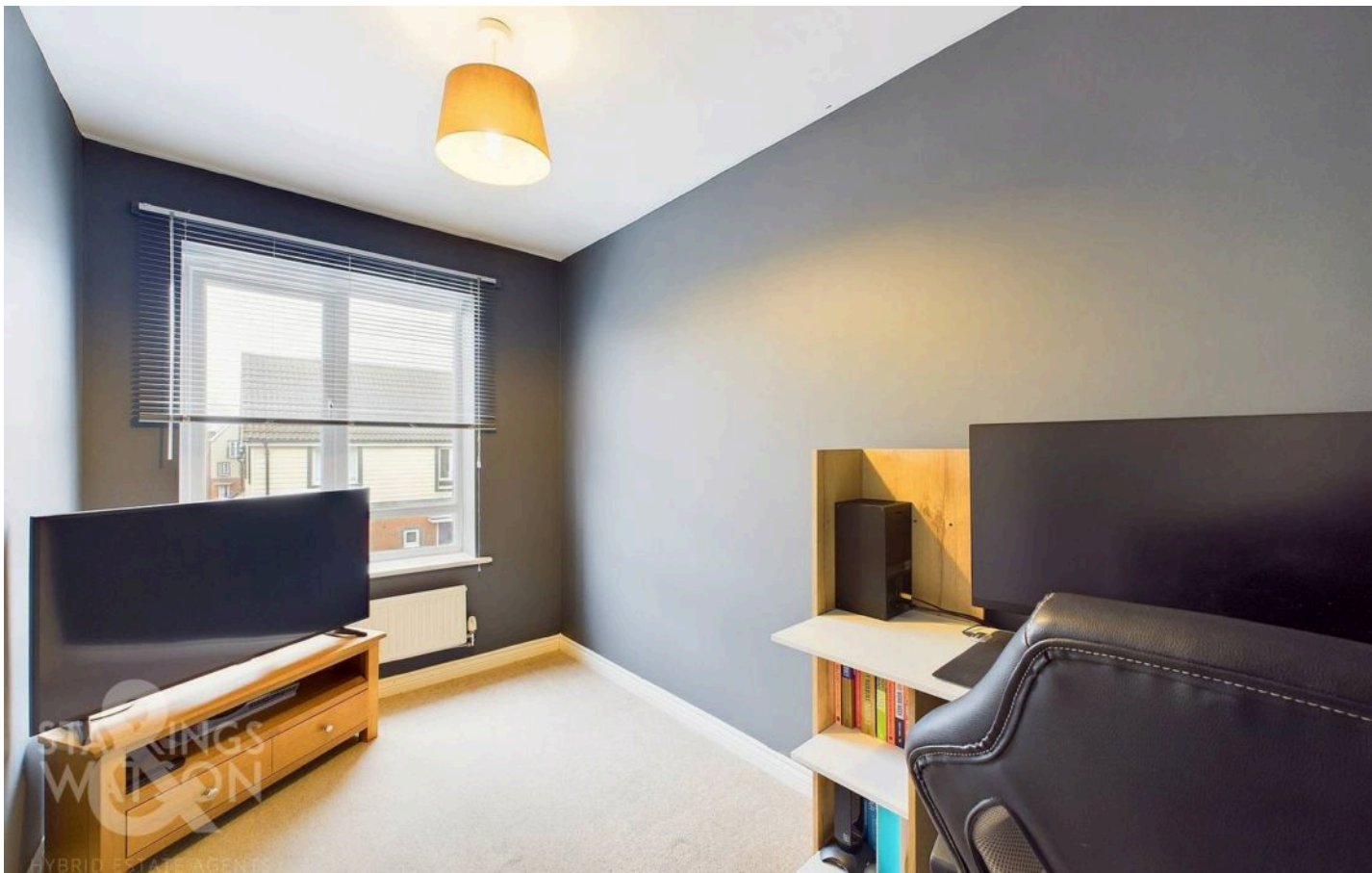
## VIRTUAL TOUR

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









## THE GREAT OUTDOORS

The rear garden is fully enclosed on both sides into the rear with timber fencing where, initially a flagstone patio creates the ideal seating space during the warmer summer months with lawn garden emerging beyond and access gate taking directly towards the off road allocated parking spaces.





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

1142.91 ft<sup>2</sup>  
106.18 m<sup>2</sup>

**Reduced headroom**

1.04 ft<sup>2</sup>  
0.1 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 were based on RICS IPMS 3C standard. Please note that calculations were adjusted by a third party and therefore may not comply with RICS IPMS 3C.





## Starkings & Watson Hybrid Estate Agents

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