



Rose Avenue, Costessey - NR8 5EX



Rose Avenue

Costessey, Norwich

Offered in exceptional decorative order, this MID-TERRACED HOUSE benefits from a December 2024 FITTED GAS fired central heating BOILER and a fresh décor from the current owners. A versatile living space sits at the rear of the home suited to both a SITTING and DINING ROOM suite, with large storage while the kitchen boasts INTEGRATED COOKING APPLIANCES, sat opposite the two piece WC - all on the ground floor. The first floor landing splits to offer access to THREE BEDROOMS all having use of the FAMILY BATHROOM and the main an EN-SUITE SHOWER ROOM. The rear garden is neatly presented all fully enclosed with timber fencing with a tree lined aspect to the very rear, while a brick weave DRIVE to the front offers ALLOCATED OFF ROAD PARKING.



Council Tax band: C

Tenure: Freehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating: B

- Mid-Terraced House
- December 2024 Fitted Gas Boiler
- Open Sitting/Dining Room Overlooking Gardens
- Kitchen With Integrated Cooking Appliances
- Three Bedrooms
- Family Bathroom, En-Suite & WC
- Private Rear Garden & Off Road Parking
- Tucked Away Setting

The development of Queens Hill 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

Situated off from the main section of the street, this property is set behind two allocated parking spaces on brick weave driveway with a low maintenance brick weave frontage and awning sat over the main access door.

THE GRAND TOUR

Once inside a tasteful and neutral décor will first greet you in the central hallway, complete with wooden effect flooring and low level radiator, with access to the stairs and additional living accommodation.



Immediately to your left, the two piece WC can be found complete with frosted glass window to the front and low level radiator plus vanity storage. The kitchen/breakfast room emerges to your right with all wooden effect flooring laid underfoot, leaving room for an additional breakfast table set in front of the large uPVC double glazed window and the rest of the space opening around a wooden effect work surface. A mixture of wall and base mounted storage units currently house an integrated oven and hob with extraction above whilst leaving room for additional white goods such as a dishwasher, washing machine and standalone fridge/freezer, where the late 2024 fitted gas boiler is also neatly housed. The rear of the property opens in the form of a large sitting/dining room incredibly well lit courtesy of the large uPVC double glazed window and French doors, taking you directly into the rear garden, with ample floor space leaving room for a sitting room suite, formal dining table and access to handy under the stair cupboard storage.

The first floor landing allows access to all three of the bedrooms within the property, as well as a built in storage cupboard and three piece bathroom suite, part tiled with low level radiator and frosted glass window to the front. The front of the home also houses the second of the double bedrooms, complete with all carpeted floor space leaving room for a double bed and additional storage solutions with a front facing aspect. The smaller the bedrooms comes at the very top of the stairs. Currently functioning as a home office and storage space, this room could be utilized as an office/study or as a single bedroom or nursery if desired. The main bedroom sits just next door with views over the rear garden and a large floor space suited to a double bed plus additional storage, whilst benefiting from the use of an en-suite shower room neatly decorated with a low level radiator, shower cubicle and vanity storage.

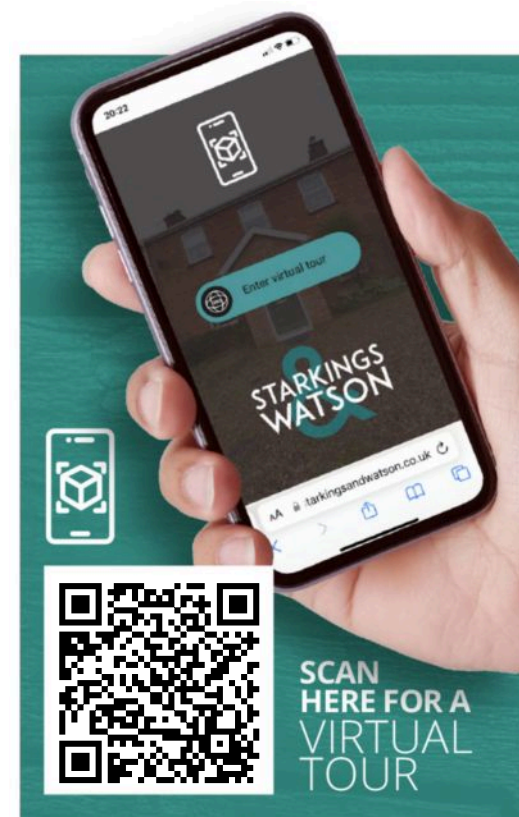
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VIRTUAL TOUR

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 all sides and to the rear with timber fencing, initially offering a flagstone patio seating area as you exit the French doors, with a pathway leading towards a timber access gate where hard standing can be found for a timber shed, plus shingle planting and raised borders.





Ground Floor



Floor 1

Approximate total area⁽¹⁾

742.29 ft²

68.96 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.

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.

GIRAFFE360



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