



Redpoll Road, Costessey - NR8 5FZ

**STARKINGS
&
WATSON**

HYBRID ESTATE AGENTS



Redpoll Road

Costessey, Norwich

NO CHAIN. Offered in immaculate condition, this END-OF-TERRACE home is offered with MULTIPLE UPGRADES with QUALITY FIXTURES and FITTINGS throughout this home. A ground floor WC sits opposite the KITCHEN/BREAKFAST ROOM with a range of INTEGRATED APPLIANCES. A large and open sitting room is at the rear of the home with fitted blinds, shutters and tall modern MULTI-FUEL BURNER leaving enough room for both a sitting room and dining room suite. The first floor offers three well presented bedrooms, two of which boast BUILT IN WARDROBES with all having use of the FAMILY BATHROOM and an EN-SUITE shower room to the main bedroom. The rear garden has been LANDSCAPED lovingly by the current owner with no expense spared to create a low maintenance yet attractive setting, idea for entertaining friends and family with TWO ALLOCATED OFF ROAD PARKING spaces at the front of the home.

Council Tax band: C

Tenure: Freehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating: B

- End-Of-Terrace House
- No Chain
- Beautifully Presented With Multiple Upgraded Features
- Kitchen With Integrated Appliances
- Tall Multi-Fuel Burner In Sitting/Dining Room
- Three Bedrooms, Family Bathroom, En-Suite & WC
- Landscaped Rear Garden
- Two Allocated Off Road Parking Spaces

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.

SETTING THE SCENE

The property can be found set back from this popular street where two allocated off street parking spaces are found in front. A timber swinging gate allows access to the left hand side of the property directly into the lawned garden and handy bin storage space.



THE GRAND TOUR

Stepping inside through the newly fitted composite front door, a tiled entrance lobby greets you allowing access to all living accommodation on the ground floor with low level radiator mounted to your left and two piece WC to your right with newly fitted hand basin and vanity storage with frosted glass window. To your left is the kitchen and breakfast room with the same tiled flooring running through leading to a wide range of wall and base mounted storage units which in turn give way to integrated appliances including a fridge/freezer, oven and hob with extraction above, dishwasher and washing machine. The rolled edge work surfaces accommodate an inset ceramic sink with tiled splashbacks. The very rear of the property currently houses the sitting room however does offer enough room for a dining room suite as well. Situated in the corner is a newly installed multi fuel burner perfect for those cosier cold evenings with under the stair storage cupboard and uPVC French double glazed doors taking you into the rear garden.

The first floor landing allows access to all three bedrooms within the property as well as handy built in storage cupboard and three piece main bathroom suite with yet another newly installed sink with vanity storage wall mounted modern towel heater and shower head over the bath. The first of the double bedrooms comes just next door to the bathroom. Currently used as a home office, this space could easily accommodate a double bed with additional storage solutions whilst the main bedroom sits on the adjacent side of the home with views towards the rear garden. All carpeted flooring gives way to double mirrored built in wardrobes and the added benefit of an en-suite shower room complete with electric shower and upgraded sink and vanity storage. The smaller of the bedrooms sits again to the rear of the home. Currently functioning as a walk in wardrobe and dress room, the space features mirrored built in wardrobes and carpeted flooring with a low level radiator below the uPVC double glazed window. This space could easily accommodate a single bed or to be used as a study or nursery if so desired.

FIND US

Postcode : NR8 5FZ

What3Words : ///screening.dorm.resold

VIRTUAL TOUR

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

AGENTS NOTE

While the rear decking currently houses a fully equipped high end hot tub, the current owner does not plan on leaving this at the property upon sale. If, however you would like to explore potential of this being included, the owner is happy to negotiate separate to the purchase of the property.

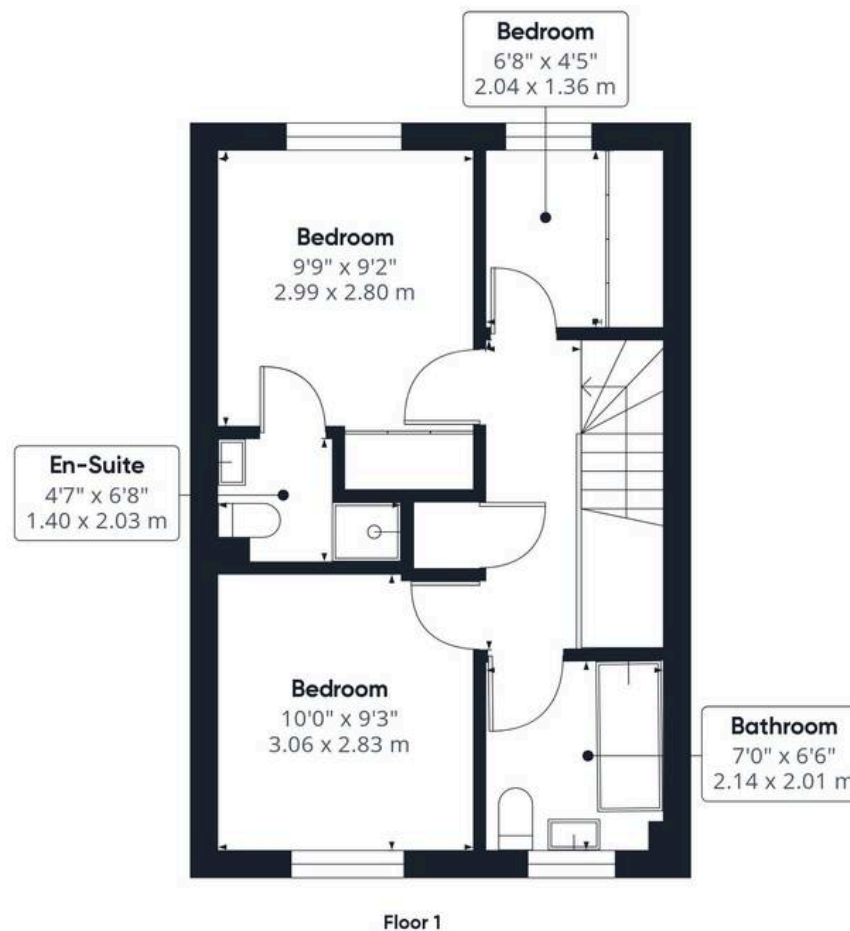




THE GREAT OUTDOORS

The rear garden has been lovingly landscaped by the current owner complete with raised composite decked seating area perfect for those warmer summer months where a pergola with privacy blinds has been fitted. This is currently sitting over a fitted hot tub while tall composite fencing sits towards both sides and the rear of the home giving way to colourful planting borders with artificial lawn and flagstone patio, walking you towards the timber shed.





Approximate total area⁽¹⁾

744.75 ft²
69.19 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.



Starkings & Watson Hybrid Estate Agents

196 Norwich Road, Costessey - NR5 0EX

01603 336446 • costessey@starkingsandwatson.co.uk • 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 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.