



Bittern Road, Costessey - NR8 5FL



Bittern Road

Costessey, Norwich

NO CHAIN! Boasting a UNIQUE LAYOUT with TWO 19' RECEPTION ROOMS on the FIRST FLOOR! Stepping inside this FAMILY HOME, the WELCOMING ENTRANCE HALL leads on to a utility room and cloakroom as well as two ground floor DOUBLE BEDROOMS of which one has BUILT IN WARDROBES. Ascending the stairs to the FIRST FLOOR LANDING, you find a modern FITTED KITCHEN featuring integrated dishwasher and a LOW LEVEL ISLAND with breakfast bar which is PERFECT FOR CHILDREN with an adjacent area suitable for a DINING TABLE. The SITTING ROOM benefits from a DUAL ASPECT and has ample room for SOFT FURNISHINGS, leaving plenty of FLOORSPACE for keeping little ones (and pets) occupied, with access to the playroom/study. Climbing the second set of stairs to the TOP FLOOR, a FAMILY BATHROOM is accessed off landing along with THREE BEDROOMS of which the MAIN is finished with a RECENTLY MODERNISED shower room and walk in shower. To rear, LOW MAINTENANCE GARDENS can be found, carefully LANDSCAPED and IMMACULATELY PRESENTED with an adjacent GARAGE, carport and off road parking to front.

Council Tax band: D

Tenure: Freehold

EPC Energy Efficiency Rating: C

- No Chain
- Detached Townhouse with Unique Layout
- Four/Five Bedrooms + Study Space
- Accommodation over Three Floors
- First Floor Kitchen with Central Island
- Bathroom, En-Suite & WC
- Landscaped Low Maintenance Gardens
- Carport, Parking & Garage

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.

The property is approached via a hardstanding parking area leading to the carport, garage and main property.

ENTRANCE HALL

Karndean Flooring, stairs to first floor landing, built-in storage cupboard, smooth ceiling, doors to:

DOUBLE BEDROOM

10' 3" x 9' 10"

Fitted carpet, radiator, uPVC double glazed window to front, television point, smooth ceiling.

DOUBLE BEDROOM

10' 3" x 9' 1"

Fitted carpet, radiator, uPVC double glazed window to rear, built-in triple wardrobes, smooth ceiling.



UTILITY ROOM

6' 5" x 6' 1"

Fitted range of base level units with complementary rolled edge work surfaces and inset stainless steel sink and drainer unit with mixer tap, matching up-stands, space for washing machine and tumble dryer, Karndean flooring, radiator, uPVC double glazed window to rear, uPVC double glazed door to rear, wall mounted gas fired central heating boiler, smooth ceiling.

CLOAKROOM

Two piece suite comprising low level W.C, pedestal hand wash basin and mixer tap over, extractor fan, Karndean flooring, radiator, uPVC obscure double glazed window to side, smooth ceiling.

STAIRS TO FIRST FLOOR LANDING

Fitted carpet, radiator, uPVC double glazed window to rear, stairs to second floor landing, smooth ceiling, doors to:

SITTING ROOM

19' 6" x 10' 7"

Fitted carpet, radiator x2, uPVC double glazed window to front and rear, television and telephone points, smooth ceiling, opening to:

STUDY

Fitted carpet, radiator, uPVC double glazed window to front, built-in under stairs storage cupboard, smooth ceiling.

KITCHEN/DINING ROOM

19' 7" x 10' 4"

Fitted range of wall and base level units with complementary rolled edge work surfaces and inset one and a half bowl stainless steel sink and drainer unit with mixer tap, matching up-stands, central island with breakfast bar, inset gas hob, built-in eye level electric oven, integrated fridge freezer and dishwasher, space for dining table, vinyl flooring, radiator x2, uPVC double glazed window to front and rear, smooth ceiling.

STAIRS TO SECOND FLOOR LANDING

Fitted carpet, radiator, uPVC double glazed window to front, built-in airing cupboard, smooth ceiling, doors to:

DOUBLE BEDROOM

13' 7" x 10' 3"

Fitted carpet, radiator, uPVC double glazed window to front, television and telephone points, built-in double wardrobe, smooth ceiling, door to:

EN SUITE SHOWER ROOM

10' 4" x 5' 8"

Three piece suite comprising low level W.C, hand wash basin set within vanity unit with storage cupboard under and mixer tap over, double shower cubicle with thermostatically controlled shower and glazed shower screen, tiled splash backs, shaver point, extractor fan, vinyl flooring, heated towel rail, uPVC obscure double glazed window to rear, smooth ceiling.

BEDROOM/STUDY

10' 7" x 7' 2"

Fitted carpet, radiator, uPVC double glazed window to front, smooth ceiling.

DOUBLE BEDROOM

12' 1" x 10' 9"

Fitted carpet, radiator, uPVC double glazed window to front, built-in triple wardrobe with mirrored sliding doors, smooth ceiling.

FAMILY BATHROOM

Three piece suite comprising low level W.C, pedestal hand wash basin and mixer tap over, panelled bath with mixer shower tap and glazed shower screen, tiled splash backs, extractor fan, vinyl flooring, radiator, uPVC obscure double glazed window to front, smooth ceiling.

FIND US

Postcode : NR8 5FL

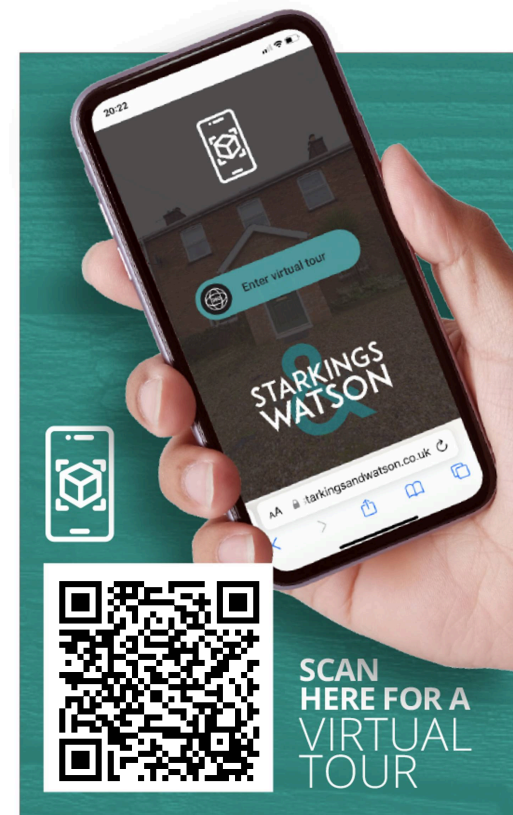
What3Words : ///terribly.before.nooks

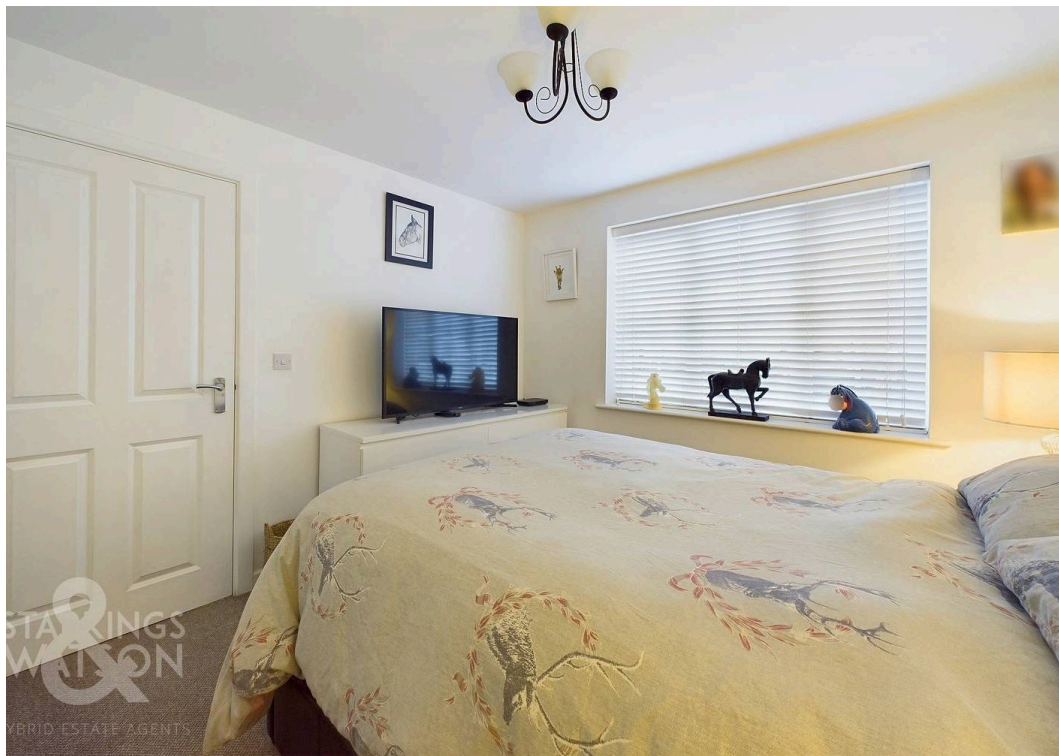
VIRTUAL TOUR

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

AGENTS NOTE

No management fee is collected on this property, which also benefits from an intruder alarm.







THE GREAT OUTDOORS

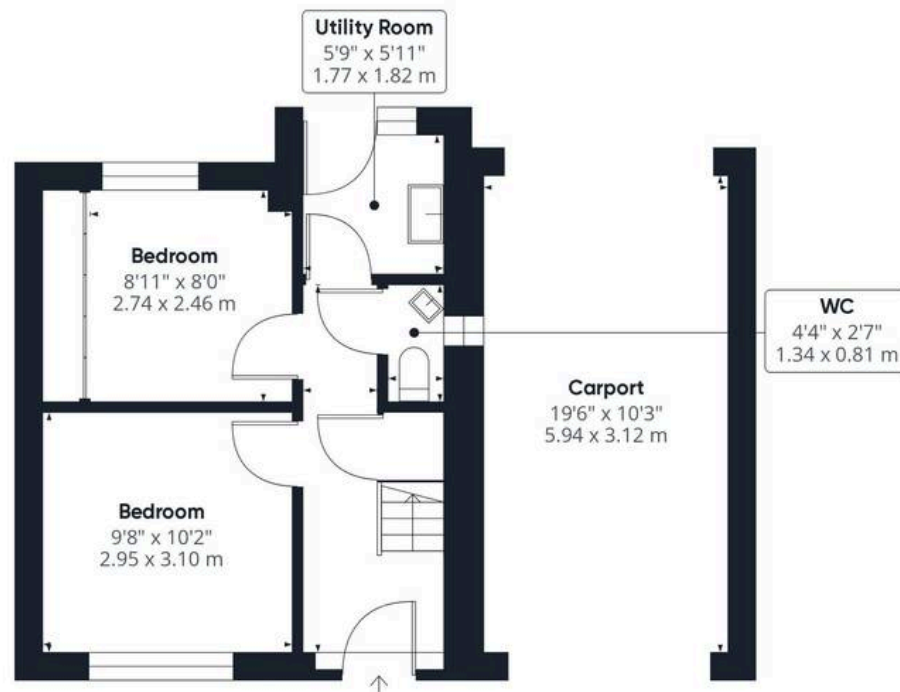
The rear gardens are low maintenance and have been fully landscaped by the current vendor and now feature a shingle and timber board pathway that leads the length of the garden providing access to the artificial lawn, raised decking area and entertaining space which is enclosed by raised beds and has ample space for a garden furniture set. Access is provided to the garage through a personnel door with storage behind and the carport to front.

SINGLE GARAGE

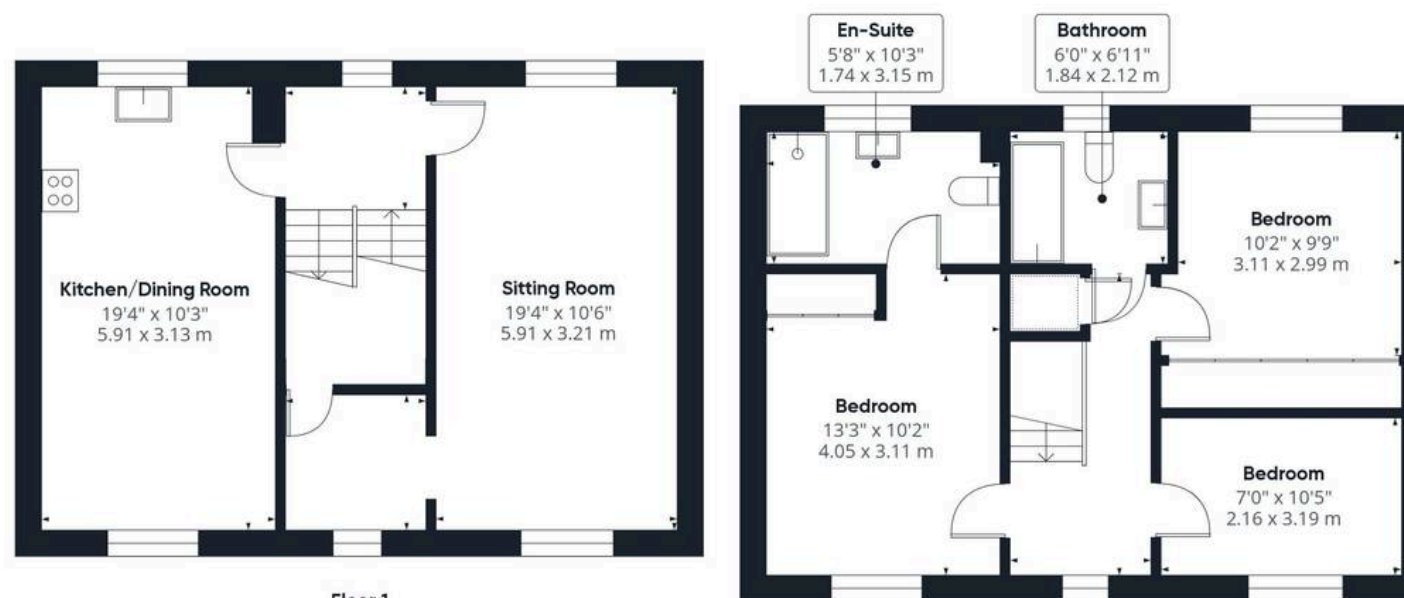
19' 6" x 9' 6" (5.94m x 2.9m).

Up and over door to front, storage above, power and light.





Ground Floor



Floor 1

Floor 2

Approximate total area⁽¹⁾

1480.35 ft²

137.53 m²

Reduced headroom

0.19 ft²

0.02 m²

(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.

GIRAFFE360



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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.