



Silvo Road, Costessey - NR8 5EL

**STARKINGS
& WATSON**

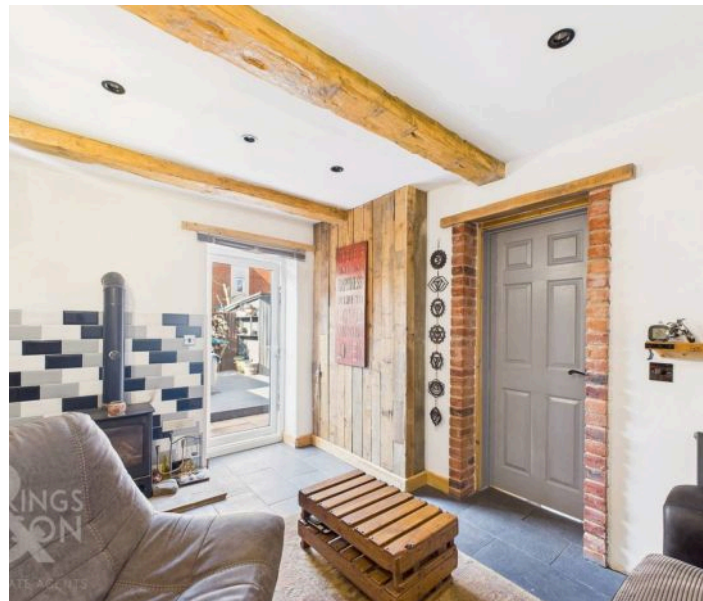
HYBRID ESTATE AGENTS



Silvo Road

Costessey, Norwich

Boasting a unique and tasteful décor this SEMI-DETACHED TOWN HOUSE offers a rare versatility for its type with modernisation and customisation from the current owners giving a little over 1160 Sq. Ft of living accommodation (stms) split over three floors. The ground floor offers a fitted kitchen with INTEGRATED APPLIANCES sitting adjacent to the WC and storage cupboard, a second storage space emerges in the 16 OPEN SITTING/DINING ROOM with a SNUG SITTING ROOM coming off to the side courtesy of a GARAGE CONVERSION creating a COSY and INTIMATE atmosphere. A total of THREE DOUBLE BEDROOMS can be found over the next two floors alongside the FAMILY BATHROOM and a main bedroom suite featuring BUILT IN WARDROBES, an office space and EN-SUITE shower room. The rear garden is offered in a LOW MAINTENANCE state, all fully enclosed and offering the perfect spot to enjoy the summer sunshine with OFF ROAD PARKING and GARAGE STORAGE to the front of the home.



Council Tax band: C

Tenure: Freehold

EPC Energy Efficiency Rating: C

- Semi-Detached Town House
- Extended Living Accommodation Giving Over 1160 Sq. Ft (stms)
- 16' Open Sitting/Dining Room
- Snug Sitting Room Backing Onto Rear Garden
- Three Double Bedrooms
- Family Bathroom, En-Suite & WC
- Enclosed Low Maintenance Rear Garden
- Off Road Parking

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. To the rear of the property, access leads to the local play area and Marriott' Way for walks and cycling. 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 is found in a tucked away location as part of this popular family development where a large brick weave drive takes you in towards the property sat to your left with private drive to the left of the home, in front of the remaining storage space within the garage and additional parking at the very front of the home.

THE GRAND TOUR

Once inside a unique and tasteful decor will be the first thing you notice with all tiled flooring leading you through the ground floor and two piece WC sat to your left with low level radiator and frosted glass window to the front. Sitting adjacent to a built in storage cupboard is the updated kitchen complete with a mixture of wall and base mounted storage units which in turn gives way to integrated appliances including an oven and induction hob with extraction above and dishwasher with plumbing for a washing machine and space for a freestanding fridge/freeze. Tiled splashbacks adorn the walls and a uPVC double glazed window sits towards the very front. The main living space in the property comes in the form of a 16' sitting/dining room. The tasteful décor continues throughout this space with a secondary under the stair storage cupboard and large open floor space conducive to both a dining and sitting room suite with uPVC French double glazed doors taking you directly into the rear garden. Courtesy of a garage conversion, an additional living space has been added to the property in the form of a snug sitting room again fitted with all tiled flooring. This space features exposed wooden beams and a red brick feature wall as well as potential for a wood burning fire next to an access door taking you directly into the rear garden.

The first floor landing splits to offer access into two of the double bedrooms as well as the three piece family bathroom suite complete with a part tiled surround over the bath and low level radiator. Each of the double bedrooms are similar in size with the one slightly larger sitting towards the rear of the home with views over the garden.

Both come with wooden flooring laid underfoot and both could easily accommodate a large double bed as well as additional storage solutions. The second floor landing takes you directly into the main bedroom suite complete with part vaulted ceilings and built in wardrobe. This space features further bespoke built double wardrobes before finding yourself in a home office space sat in front of the updated en-suite shower room again with vaulted ceilings and Velux window.

FIND US

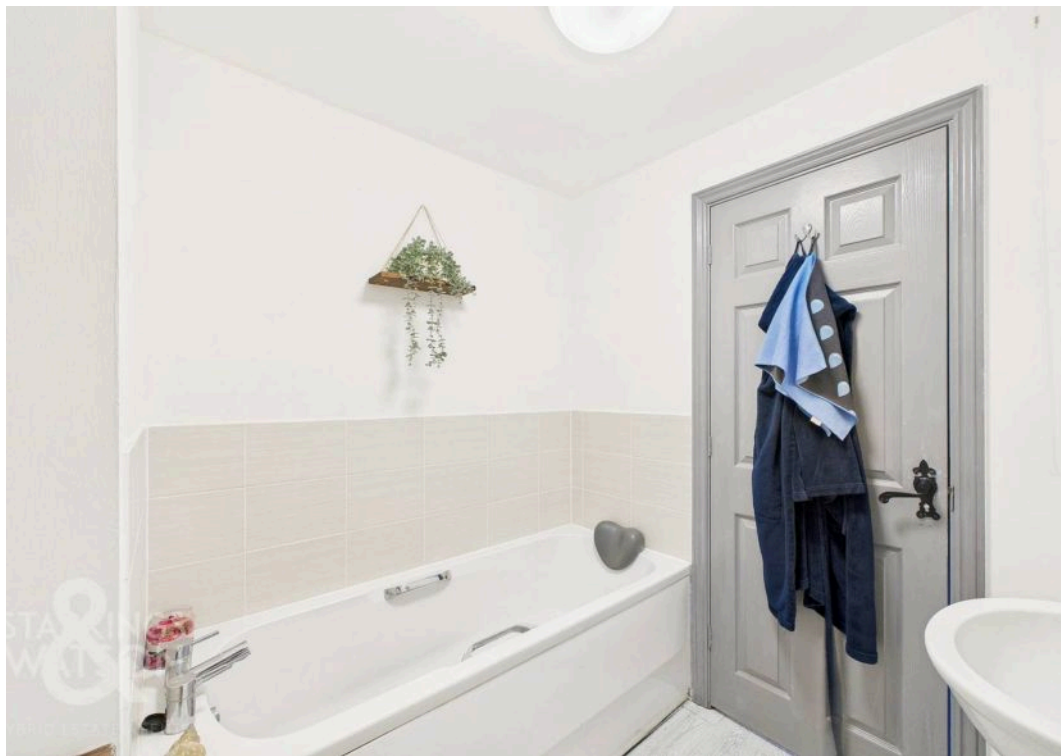
Postcode : NR8 5EL

What3Words : ///shave.grudge.launcher

VIRTUAL TOUR

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







THE GREAT OUTDOORS

The rear garden is offered in an attractive yet low maintenance state whilst being fully enclosed to both sides on the rear with timber fencing. The space features a mixture of flagstone and brick weave patio spaces and a raised timber deck currently housing a hot tub with timber shed nestled in the corner of the space for additional outside storage.





Ground Floor



Floor 1



Floor 2

Approximate total area⁽¹⁾

1162.3 ft²
107.98 m²

Reduced headroom

13.75 ft²
1.28 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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