



Redpoll Road, Costessey - NR8 5FZ



Redpoll Road

Costessey, Norwich

Situated just a short walk from all amenities and Longwater retail park, this attractively presented COACH HOUSE benefits from all UPDATED FLOORING in 2025 and ALLOCATED OFF ROAD PARKING to the rear. An 18' DUAL ASPECT living area is the centrepiece of this property, with French doors opening into a JULIETTE BALCONY with kitchen sat to the side offering INTEGRATED APPLIANCES. In total, TWO BEDROOMS can be found, both of which have use of the FOUR PIECE family bathroom. The property is offered in immaculate decorative order and would make the ideal FIRST TIME BUY or INVESTMENT purchase.

Council Tax band: B

Tenure: Leasehold

EPC Energy Efficiency Rating: C



- Attractive Coach House
- All New Flooring In 2025
- Dual Aspect Living Area With Balcony
- Kitchen With Integrated Appliances
- Two Bedrooms
- Four Piece Family Bathroom
- Allocated Off Street Parking
- Ideal First Time Buy or Investment

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 can be found set back from the street where the front door sits with an awning above and a throughway takes you to the communal parking spaces at the back. An allocated parking spot is located just at the rear of the home.

THE GRAND TOUR

Once inside, a ground level lobby will initially greet you with low level radiator and carpeted flooring taking you up to the main living accommodation. The main living space comes immediately to your left courtesy of a 18' dual aspect sitting area with ample room for a formal sitting and dining room suite with all new 2025 fitted flooring and French doors opening onto a Juliet style balcony at the front of the property allowing natural light to flood the room.



The kitchen is found just off from the sitting area in an open plan free flowing manner with a wide range of wall and base mounted storage units which give way to integrated appliances including a fridge/freezer, oven and four ring gas burner hob with extraction above whilst leaving space for an integrated washing machine. The first of the bedrooms is also found just off from the sitting room again with newly fitted wooden effect flooring, double glazed window to the front with radiator below. This space currently serves as a nursery however would make the ideal single bedroom also. Stepping past the stairs and two further internal storage cupboards the main bedroom can be found at the end of the hallway, a large double room suitable for a double bed with additional storage solutions where a four piece family bathroom suite sits just next door which with a fully tiled surround, shower head over the bath, wall mounted towel rail and shower cubicle.

FIND US

Postcode : NR8 5FZ

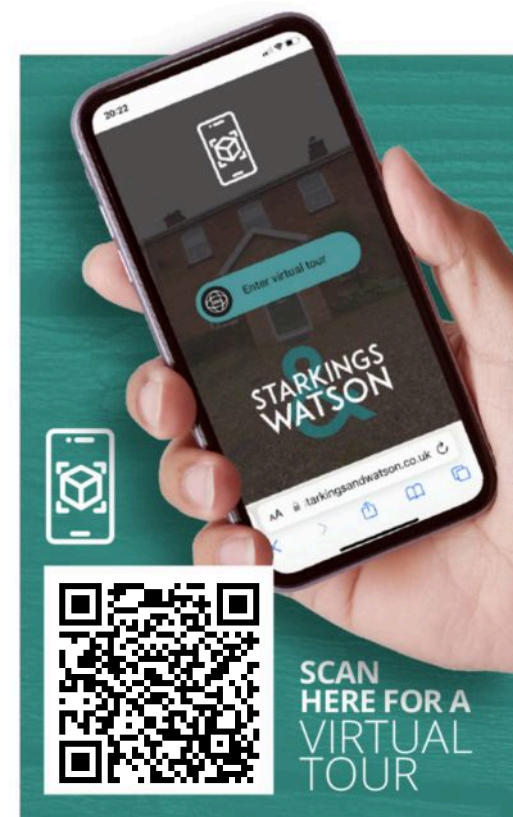
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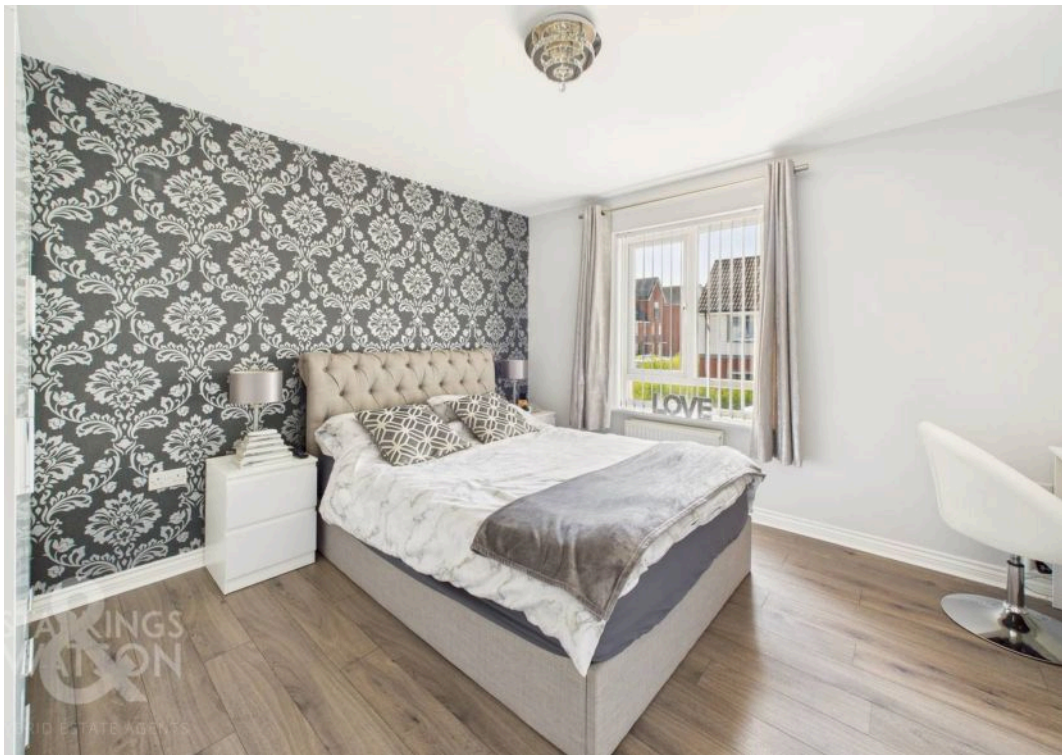
VIRTUAL TOUR

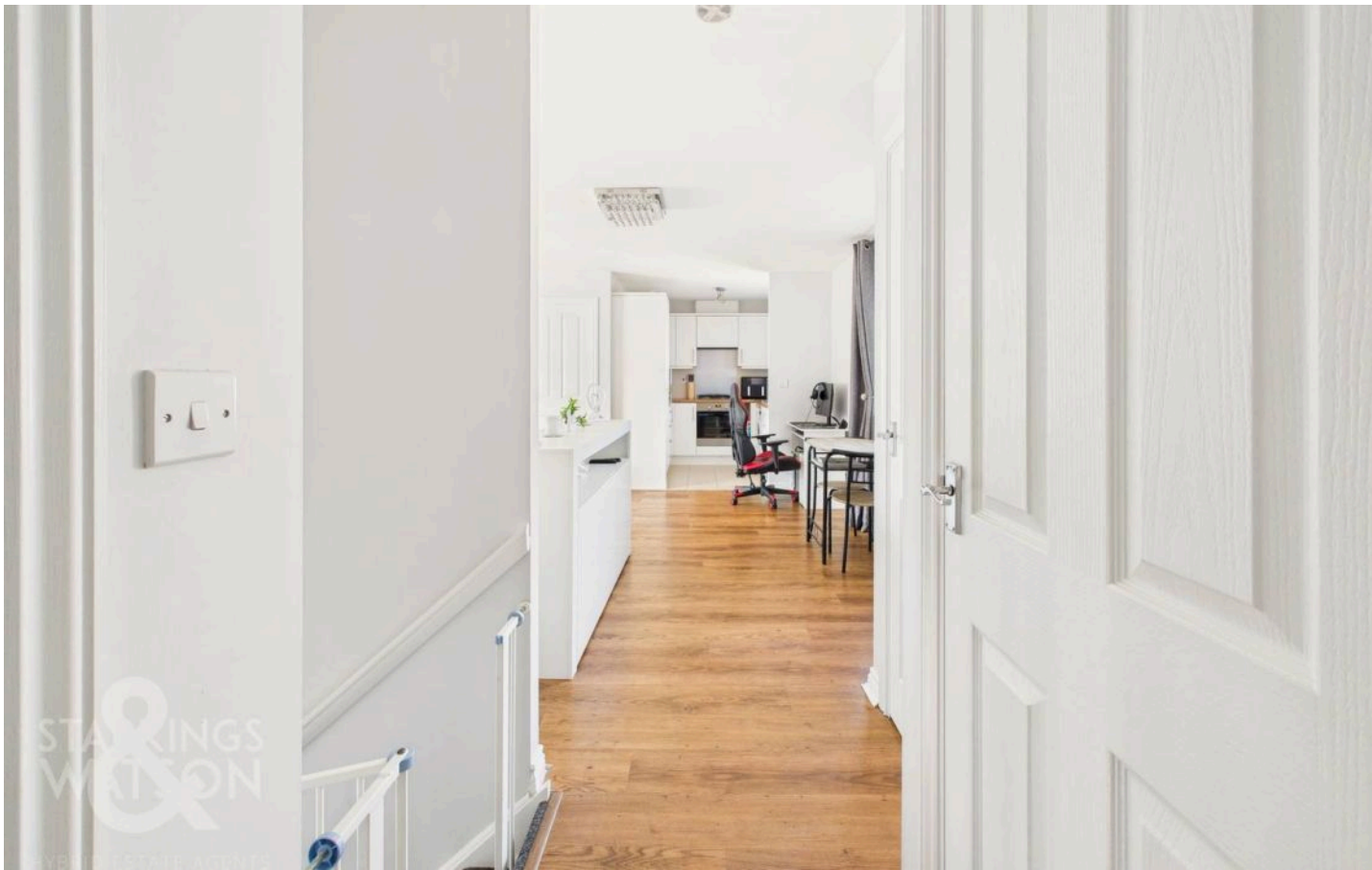
View our virtual tour for a full 360 degree of the interior of the property.

AGENTS NOTES

The property is offered on a leasehold basis where there is a remaining term of 109 years on the lease. Ground rent is charged at £250 P/A and service charge at £571.44 P/A.



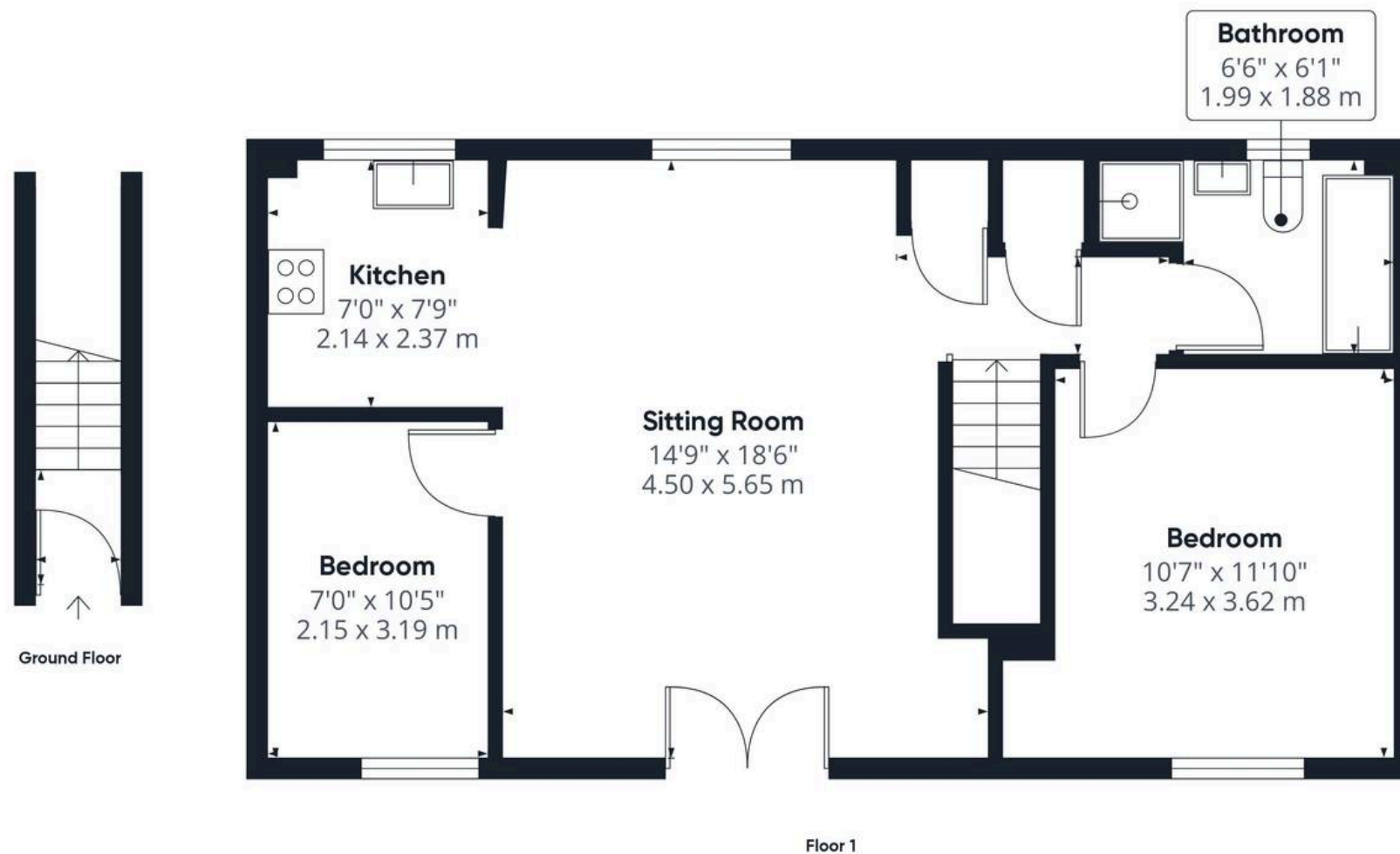




THE GREAT OUTDOORS

Whilst there is no private garden space for this property there is a communal green play area only a short few minutes walk from the property with shops and other amenities just a little further.





Approximate total area⁽¹⁾

633.88 ft²

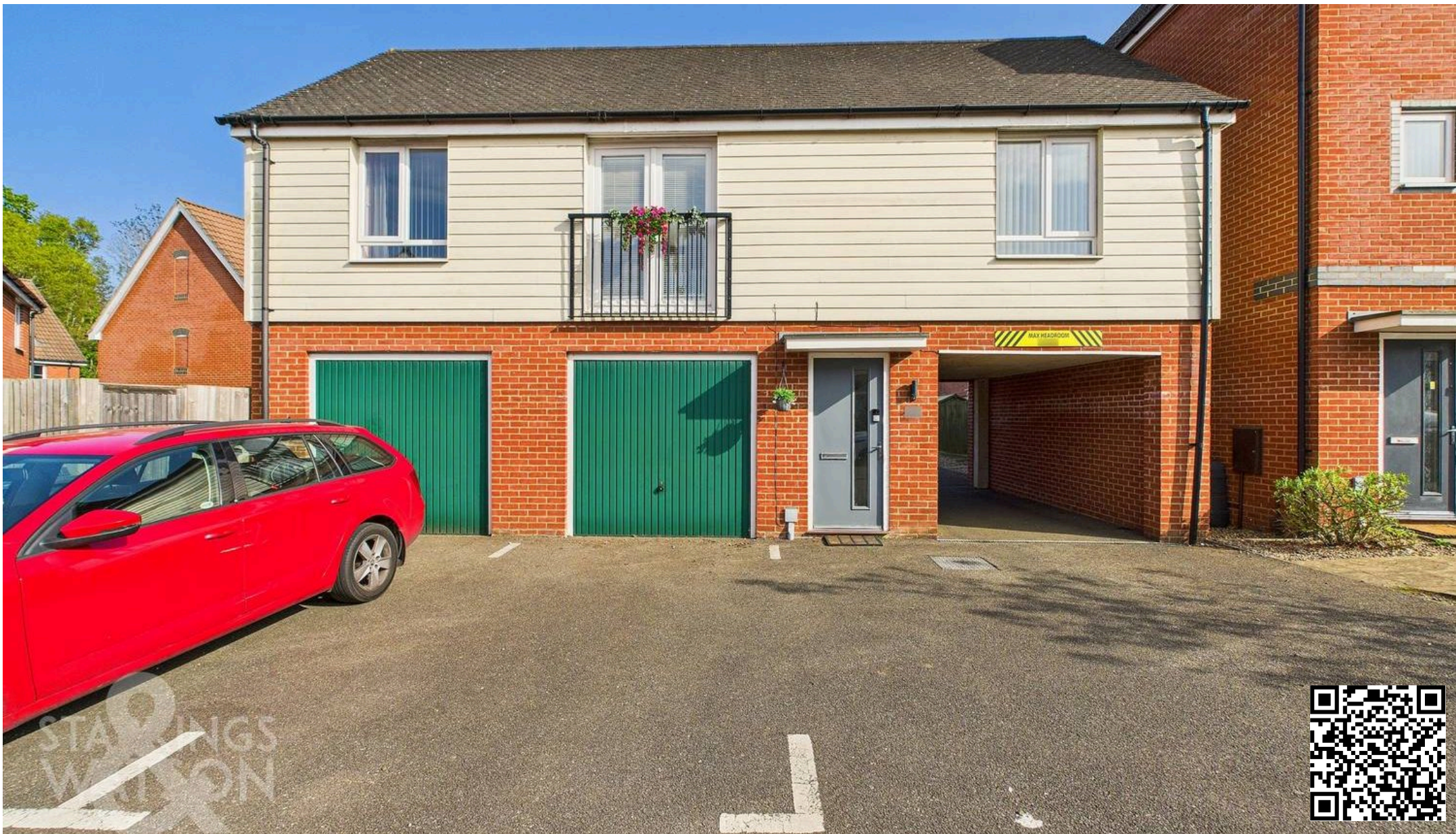
58.89 m²

(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 are based on RICS IPMS 3C standard.

GIRAFFE360



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.