



Heron Road, Costessey - NR8 5FJ



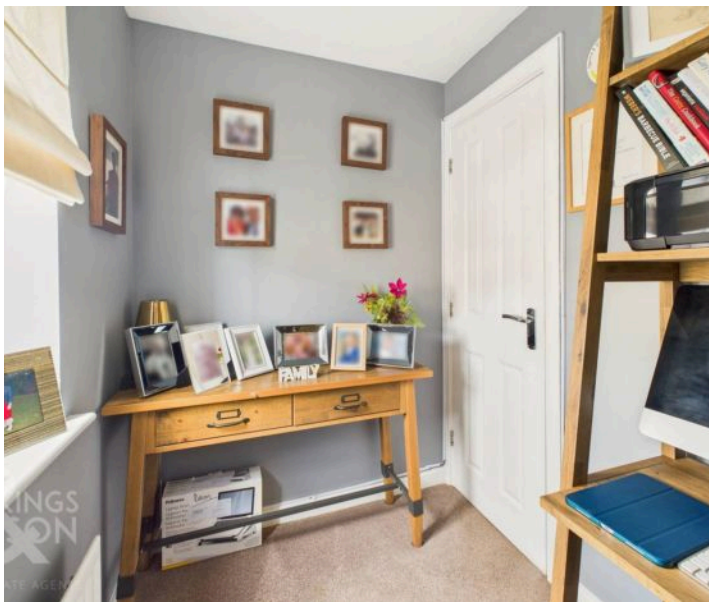
Heron Road

Costessey, Norwich

Sitting proudly back from the street is this GENEROUS LINK-DETACHED HOUSE offering OFF ROAD PARKING, CAR PORT and GARAGE to the front and side of the home and an ATTRACTIVE LOW-MAINTENANCE REAR GARDEN. Internally the property is offered in brilliant decorative order throughout benefitting from MULTIPLE RECENT UPGRADES with living accommodation split over THREE LEVELS. The ground floor offers the first of FOUR BEDROOMS with a newly updated WC and UTILITY ROOM also found. The first floor splits to offer two separate 19' DUAL ASPECT reception rooms with the sitting room flowing into a STUDY SPACE with storage and the open 2022 installed KITCHEN/DINING ROOM offering INTEGRATED APPLIANCES. A further three bedrooms are found on the second floor all of which in total share the FAMILY BATHROOM and TWO EN-SUITE SHOWER ROOMS.

Council Tax band: D

Tenure: Freehold



- Link-Detached House
- Living Accommodation Exceeding 1500 Sq. Ft (stms)
- 19' Dual Aspect Sitting Room Into Study
- Updated Kitchen & Dining Room With Integrated Appliances
- Four Bedrooms
- Updated WC, Utility & En-Suite In 2023
- Off Road Parking, Car Port & Garage
- Private Low-Maintenance Rear Garden

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 set back from the street where a extended flagstone frontage creates additional off road parking with a carport leading towards the garage at the right hand side of the home.



THE GRAND TOUR

Stepping inside you are first met with the ground floor landing complete with all wooden effect flooring taking you through to a ground floor WC with low level radiator and utility room sat at the very rear of the home with additional storage and plumbing for a washing machine and tumble dryer with access door taking you to the outside. On the ground floor the first of the double bedrooms can be found with all carpeted flooring and benefiting from built in wardrobes with an en-suite sat just behind this complete with a predominantly tiled surround, double shower and low level radiator. The space makes this property ideal for those searching multi generational living.

The first floor landing takes you to the main communal areas in the form of a dual aspect 19' sitting room to your right, all laid with carpeted flooring and attractive décor. The space here is large enough for a potential choice of layout soft furnishings whilst an opening at the front of the room takes you through to a handy study area with built in storage cupboard perfect for those working from home. The adjacent side of the property is occupied by a fully updated kitchen which houses a wide array of wall and base mounted storage units with room for integrated appliances including dual eye level ovens and five ring gas burner hob with extraction fitted above. There is plumbing in this space for a dishwasher with ample room for an American style fridge/freezer and additional floor to ceiling storage. Beyond these areas and an additional kitchen island space is room for a formal dining room suite with front facing aspect.

The second floor landing splits to access three further bedrooms with the family bathroom suite coming at the end of the hallway with partly tiled surround and shower head mounted over the bath.

The two smaller of the bedrooms come to the right hand side with the bedroom at the rear being a double bedroom with full carpeted flooring and built in wardrobes whilst a slightly smaller room sits towards the front with room for a double bed and front facing double glazed window. The main bedroom comes to the right hand side of the stairs as you come up with part vaulted ceiling and large double built in wardrobe. There is more than enough floor space for a double bed with additional storage solutions whilst a recently updated en-suite shower room can be found with walk in shower units housing a rainfall shower head, attractive fully tiled surround with modern wall mounted radiator and vanity storage.

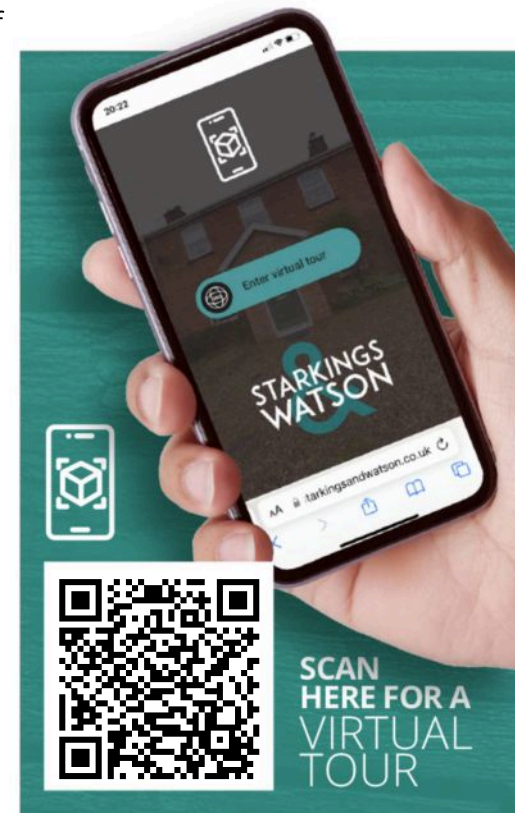
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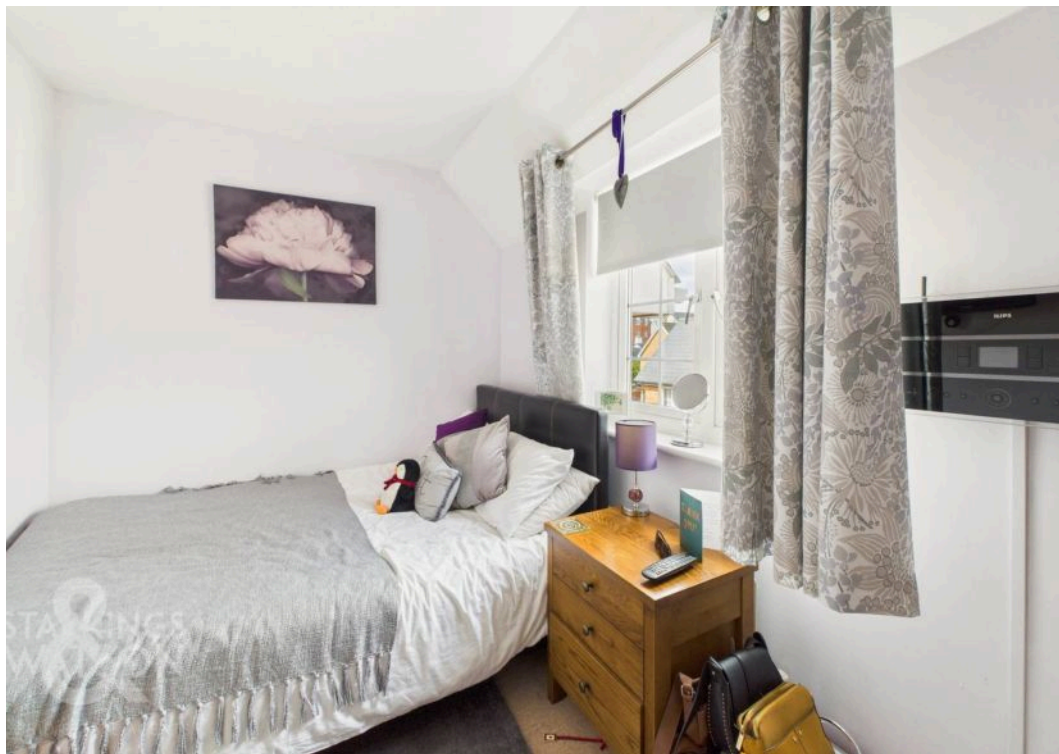
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VIRTUAL TOUR

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



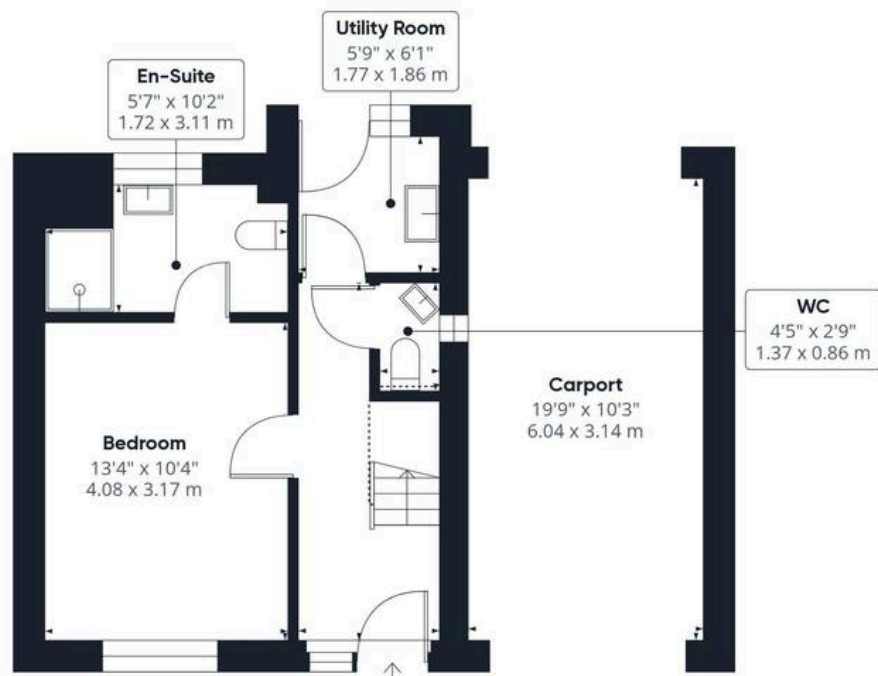




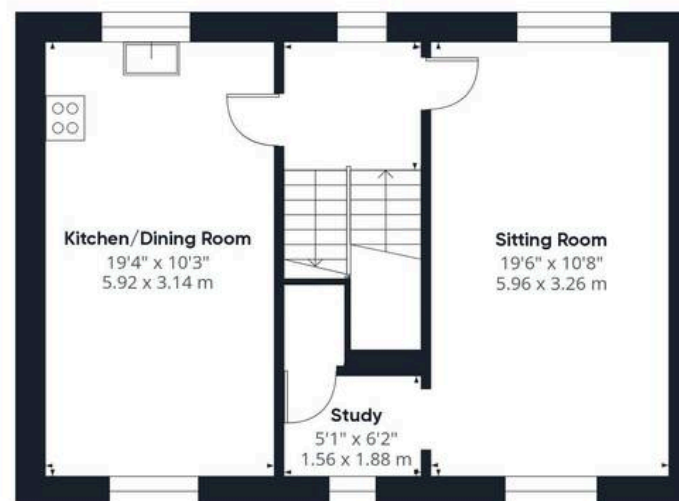
THE GREAT OUTDOORS

The rear garden is fully enclosed to both sides and the rear, and is also offered in an attractive yet low maintenance condition. Colourful planting borders sit to the left of the home, adding colour and vibrancy, whilst an artificial lawn space sits in the centre around flagstone patios and walkways. The very rear of the property is perfectly positioned with a raised patio ideal for entertaining friends and family, with a personal door taking you into the garage and gates onto the driveway.

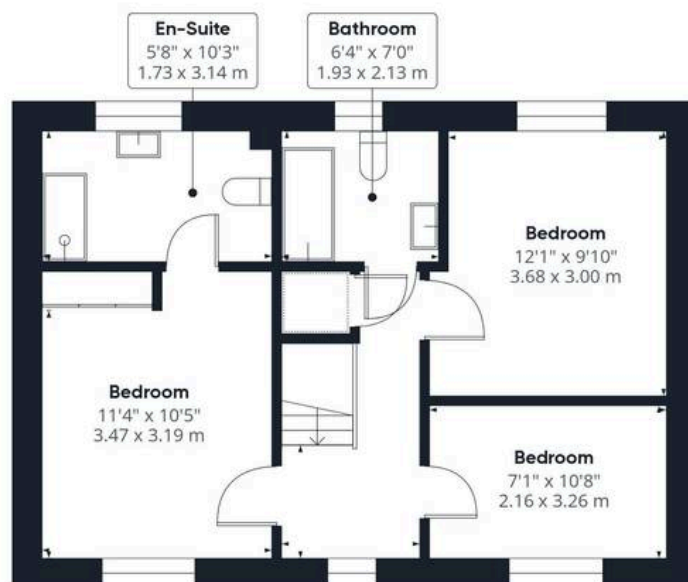




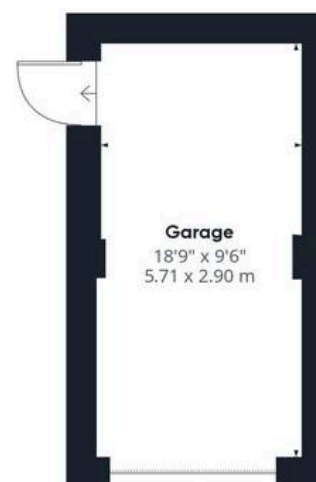
Ground Floor Building 1



Floor 1 Building 1



Floor 2 Building 1



Ground Floor Building 2

Approximate total area⁽¹⁾

1713.61 ft²

159.2 m²

Reduced headroom

13.71 ft²

1.27 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



Starkings & Watson Hybrid Estate Agents

196 Norwich Road, Costessey - NR5 0EX

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

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