



Wilderness Road, Costessey - NR8 5GJ



Wilderness Road

Costessey, Norwich

This IMMACULATELY presented LINK-DETACHED family home situated in the popular QUEENS HILLS development offers a spacious layout offering over 1060 Sq. Ft (stms) of accommodation. The adjacent GARAGE is recessed from the road with a CAR PORT DRIVEWAY and EV CHARGING. Finished with SOLAR PANELS for energy efficiency, the property comprises a HALLWAY ENTRANCE, GROUND FLOOR W.C, leading to the open plan KITCHEN/DINING room with further UTILITY ROOM and SITTING ROOM with a feature WOOD BURNER. The first floor offers THREE DOUBLE BEDROOMS off landing with an EN SUITE from the MAIN BEDROOM and FAMILY BATHROOM.



Council Tax band: C

Tenure: Freehold

EPC Energy Efficiency Rating: A

- Link Detached Family Home
- Close to a Variety of Amenities
- Solar Panels
- Popular NR8 Location
- Dual Aspect Sitting Room with Wood Burner
- 15' Main Bedroom with Ensuite
- Three Double Bedrooms
- Garage & Carport

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

Approached from the street with a corner plot, ample parking can be found around the property with enclosed carport and garage to the side. Mature shrubs border the property with a short patio walkway leading to the front door.



THE GRAND TOUR

Stepping inside, the welcoming entrance hall offers immediate access to the conveniently located ground floor W.C with adjacent stairs rising to the first floor. To the left, the sitting room enjoys plenty of natural light with a dual aspect and French doors opening to the garden. Wood flooring features underfoot with a functioning wood burner, positioned on a stone tile hearth creating a great focal point. To the right, the 15' open plan kitchen/dining room, also enjoying a dual aspect, invites communal living with ample room for dining and further breakfast bar. The kitchen offers wall and floor base storage cupboards with a wood finish and light hard wearing worktops. Integral appliances feature with space for further white goods. Stainless steel sink with integral drainer and mixer tap are situated below the window. From the kitchen, a useful utility room provides storage and worktop space with tiled splashbacks.

Ascending the stairway to the carpeted first floor landing, the main bedroom also features dual aspect uPVC double glazed windows providing a light and bright feel, walk in wardrobes provide a useful storage solution. The main bedroom offers a three piece ensuite with glass enclosed shower and tiled splashbacks. Two further double bedrooms benefit from carpeted flooring, radiators and uPVC double glazed windows. Completing the accommodation, the family bathroom offers tiled flooring, a three piece suite with shower over bath and glass splashback.

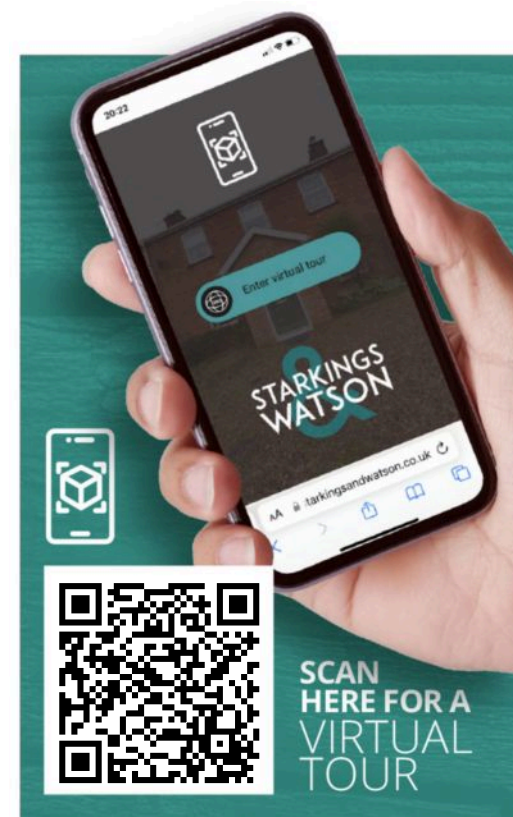
FIND US

Postcode : NR8 5GJ

What3Words : ///[sensual.makeup.rekindle](https://www.what3words.com/sensual.makeup.rekindle)

VIRTUAL TOUR

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

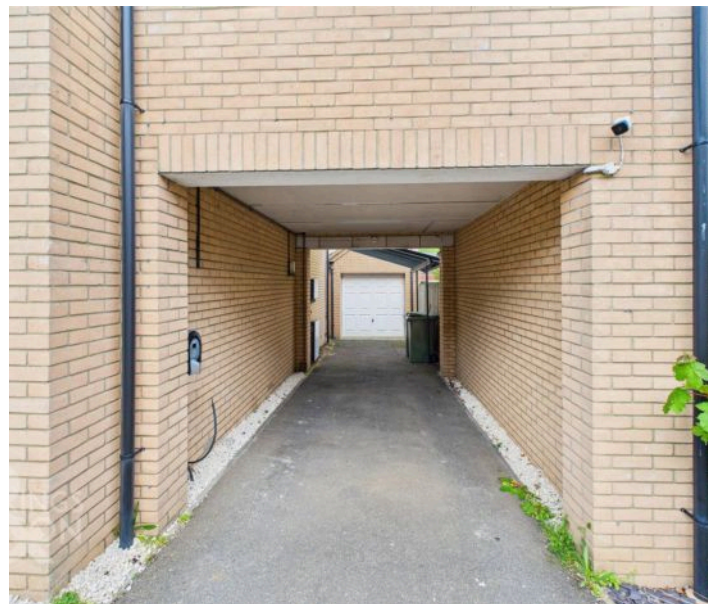


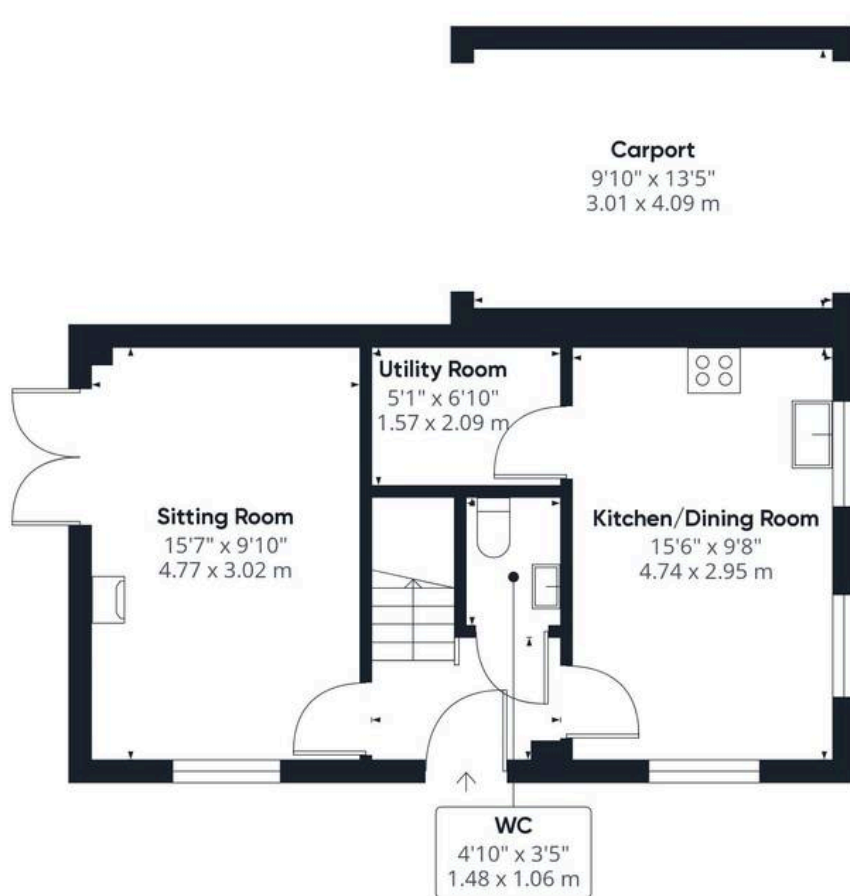




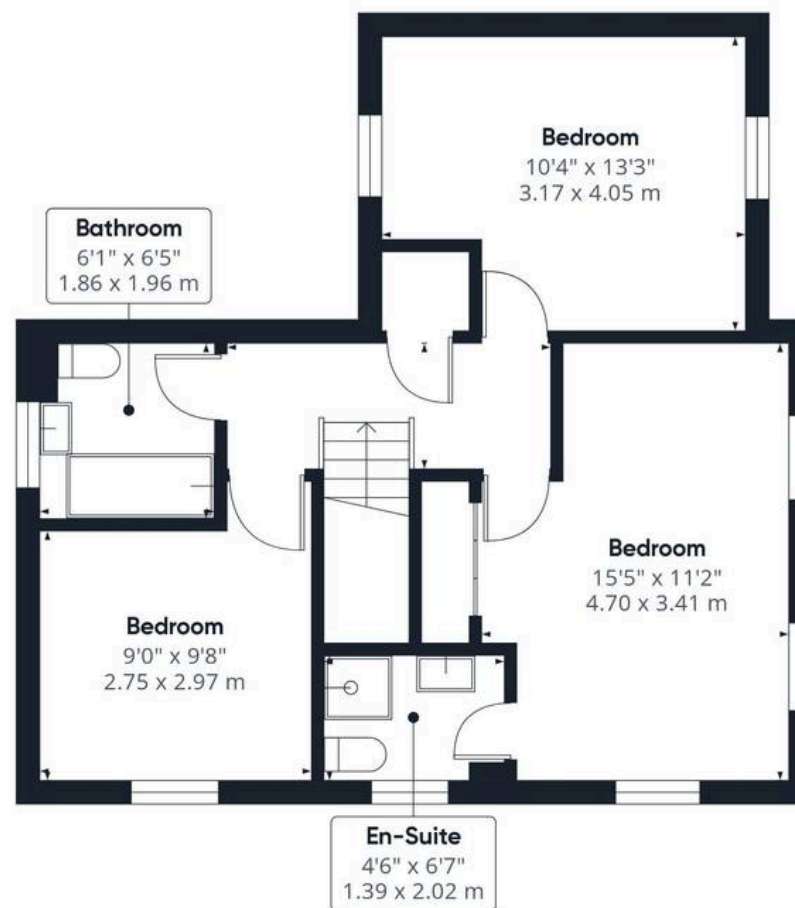
THE GREAT OUTDOORS

French doors open to the rear garden, predominantly laid to lawn, latch and brace wooden gate allows access to the carport and garage. Patio borders the property offering a great outdoor seating area, with further patio adjacent to the garage leading to a useful storage shed. Wooden sleeper enclosed flower beds can be found to the end of the garden.





Ground Floor



Floor 1

Approximate total area⁽¹⁾

1062.41 ft²
98.7 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.