



Fairway, Costessey - NR8 5GB





## Fairway

Costessey, Norwich

Set back from the street, this SEMI-DETACHED TOWN HOUSE is offered in fantastic decorative order with a versatile living accommodation reaching over three floors giving over 1150 Sq. Ft of living space (stms). The ground floor is occupied by a sizeable 22' OPEN PLAN kitchen/dining room with INTEGRATED APPLIANCES whilst a 15' DUAL ASPECT sits on the adjacent side with a WC sat just off from the entrance lobby. Across the next two floors, THREE WELL PROPORTIONED DOUBLE BEDROOMS can be found all having use of the FAMILY BATHROOM while the main bedroom enjoys a WALK-IN WARDROBE/DRESS ROOM and EN-SUITE shower room. The rear garden is FULLY ENCLOSED to both sides and the rear with timber panel fencing with an access gate taking you towards the ALLOCATED OFF ROAD PARKING and GARAGE behind.

Council Tax band: C

Tenure: Freehold

EPC Energy Efficiency Rating: C



- Semi-Detached Town House
- 22' Open Plan Kitchen/Dining Room
- 15' Dual Aspect Sitting Room
- Three Generous Double Bedrooms
- Main Bedroom Suite With Dress Room & En-Suite
- Family Bathroom & WC
- Fully Enclosed Rear Garden
- Allocated Off Street Parking & Garage

The development of Queens Hills is located on the fringes of Costessey. Local schooling, shops and food outlets are 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.

#### SETTING THE SCENE

The property is set back from the street with a large green space adding to the privacy of the home while iron gates at the very front of the home giving way to a low maintenance shingle frontage and front door.





## THE GRAND TOUR

Once inside, the central lobby allows access into all living accommodation on the ground floor with all wooden effect flooring leading you towards a built in under the stair storage cupboard and two piece WC immediately to your left with low level radiator. The dual aspect sitting room sits to your right measuring some 15' in length, the large open carpeted floor space allows for a choice of potential layout of soft furnishings with near floor to ceiling windows at the front of the home and French doors at the rear allowing natural light to fill the room. The kitchen/dining room sits on the adjacent side of the home again with a dual facing aspect measuring some 22' in length. The flooring initially opens up to allow space for a formal dining table with the kitchen extending out beyond featuring a wide range of wall and base mounted storage units set upon tiled splashbacks with integrated appliances including a fridge/freezer, dual ovens and four ring gas burner hob, dishwasher and washing machine with separate access door onto the rear garden patio.

The first floor landing splits in both directions take you into two generously sized double bedrooms whilst the family bathroom suite sits directly ahead with fully upgraded tiling, built in storage cupboard and low level radiator. The larger of the bedroom sits towards the left hand side with a dual facing aspect and generous carpeted flooring leaving room for both a large double bed and desk setup. The room also leaves space for additional soft furnishings whilst the adjacent side of the room, another generously sized double room is currently used as a home office but could easily accommodate a large double bed with additional storage solutions.

The second floor landing takes you through to the main bedroom suite complete with part vaulted ceilings. The space is more than large enough for a large double bed with additional storage solutions whilst a walk in dress room sits off just from this space taking you directly into the en-suite shower room with walk in shower unit and Velux window mounted in the vaulted ceiling.

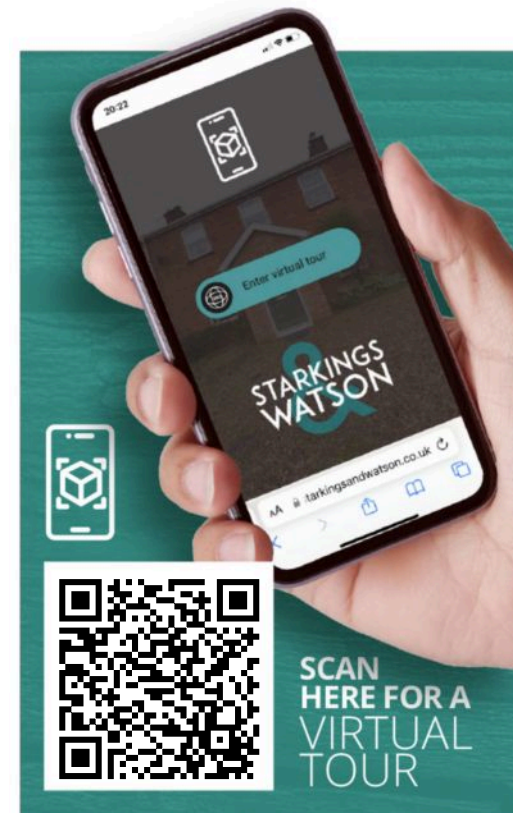
## FIND US

Postcode : NR8 5GB

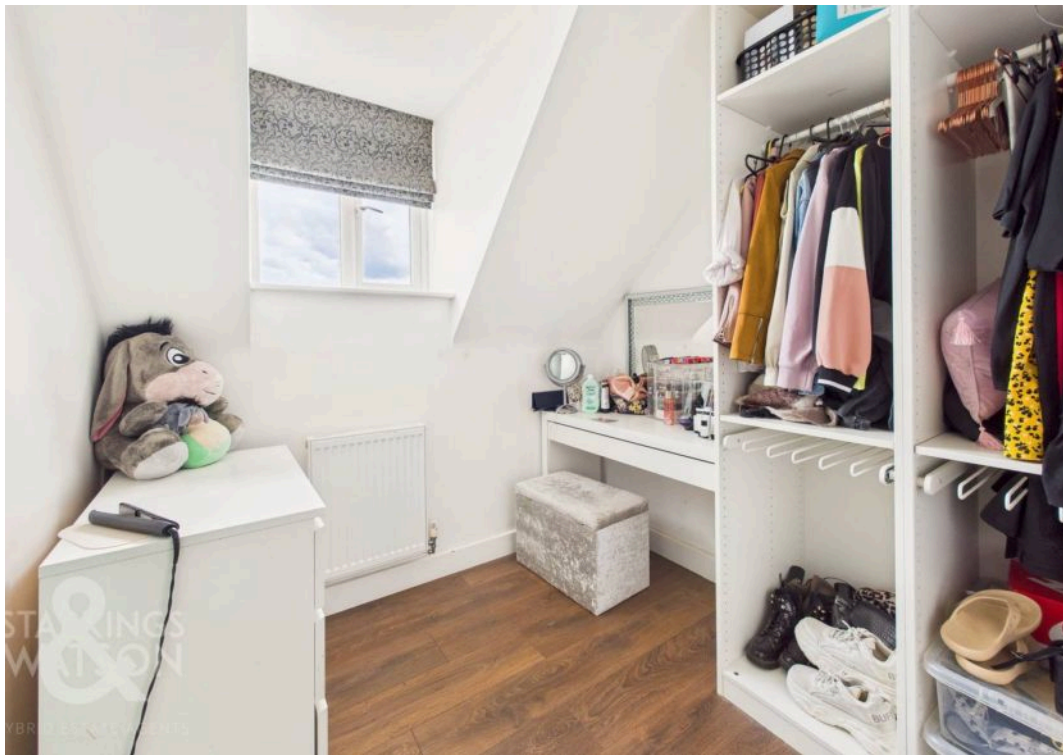
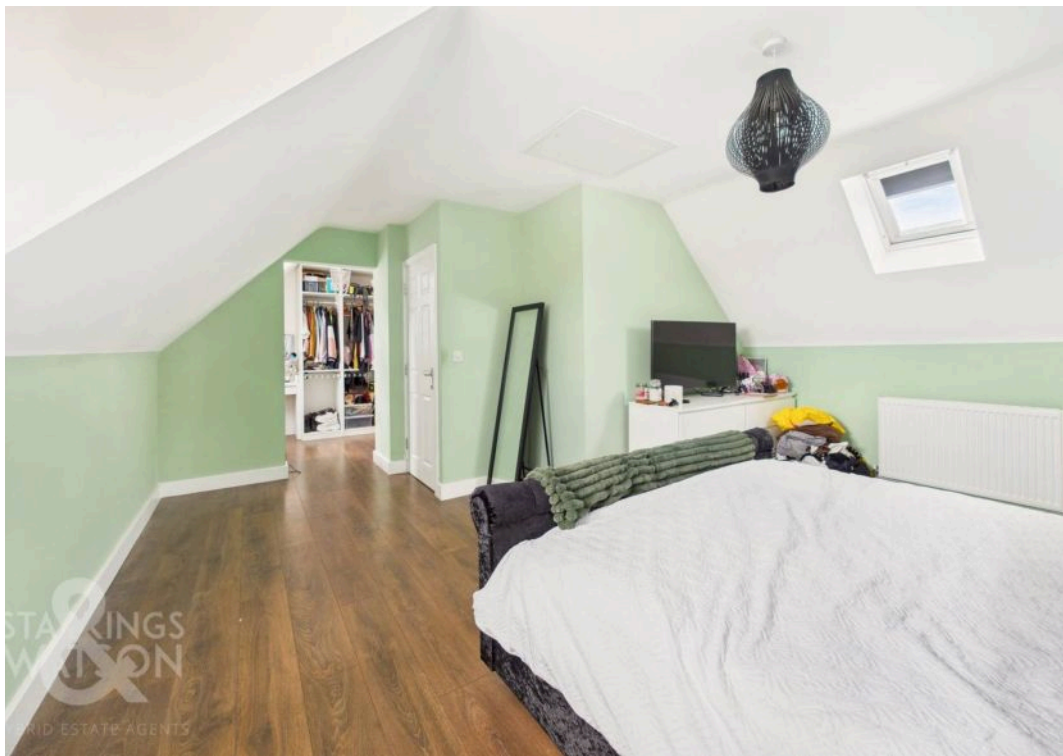
What3Words : ///cactus.quintet.crackling

## VIRTUAL TOUR

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











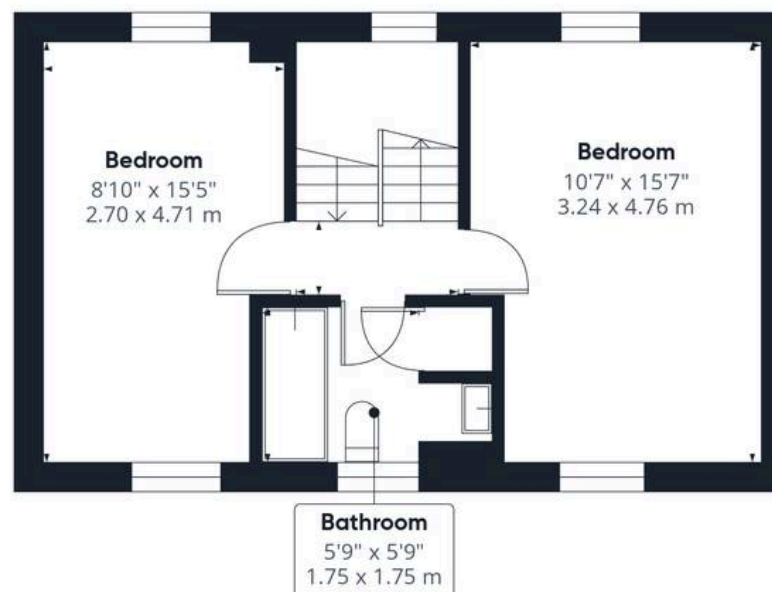
## THE GREAT OUTDOORS

The rear garden is fully enclosed to both sides on the rear with timber panel fencing with exits coming from either the kitchen or sitting room. An open lawn space reaches out beyond with patios to either the side or very rear of the garden and colourful planting borders to add vibrancy to the outside space. Exiting via the timber swinging gate, find yourself in the external courtyard where allocated off road parking can be found.

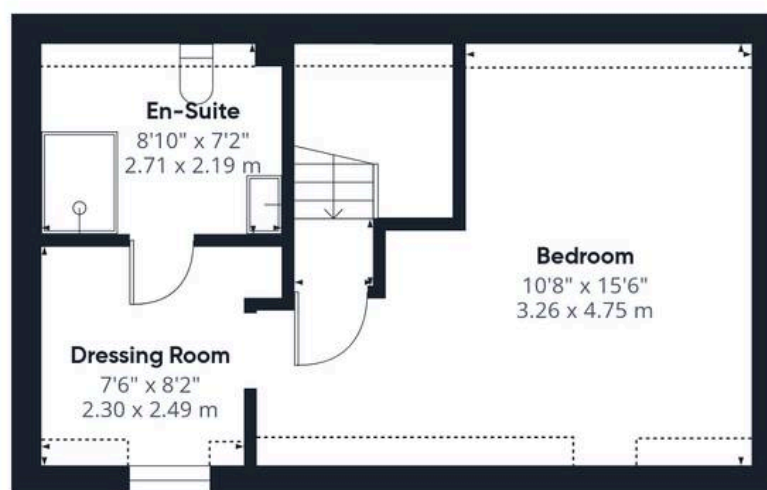




Ground Floor



Floor 1



Floor 2

**Approximate total area<sup>(1)</sup>**

1163 ft<sup>2</sup>

108 m<sup>2</sup>

**Reduced headroom**

33 ft<sup>2</sup>

3.1 m<sup>2</sup>

(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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