



Fairway, Costessey - NR8 5GB

**STARKINGS  
& WATSON**

HYBRID ESTATE AGENTS





## Fairway

Costessey, Norwich

NO CHAIN. Nestled at the very edge of this popular development behind an OPEN GREEN SPACE is this TERRACED HOUSE offered in fantastic decorative order throughout. From the central hallway a modern kitchen can be found with all INTEGRATED APPLIANCES sat opposite the ground floor WC with a large SITTING/DINING ROOM at the very rear backing onto the rear garden. The first floor takes you to TWO DOUBLE BEDROOMS both of which having use of the FAMILY BATHROOM and EN-SUITE SHOWER ROOM to the main bedroom. The rear garden is FULLY ENCLOSED and offered in a low-maintenance yet attractive condition with flagstone patio seating area and gate taking you towards the ALLOCATED OFF ROAD PARKING.

Council Tax band: B

Tenure: Freehold

EPC Energy Efficiency Rating: C



- Terraced House
- No Chain
- Sat On The Edge Of This Popular Development Behind Green Space
- Kitchen With Integrated Appliances
- Bathroom, En-Suite Shower Room & WC
- Two Double Bedrooms
- Low-Maintenance Yet Attractive Rear Garden
- Allocated Off Road Parking

The development of Queens Hills is located on the fringes of Costessey. Local schooling is 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 comes at the very top of this popular development sat in front of a large open green space adding to the privacy of the setting. to the right of the terrace of houses the allocated off road parking can be found with a rear access gate through the rear garden into the sitting room.



## THE GRAND TOUR

Once inside, the central lobby allows access into all living accommodation within the ground floor as well as stairs for the first floor and two piece WC sat immediately to your left with low level wall mounted radiator. The kitchen emerges to your right featuring a mixture of wall and base mounted storage units which in turn give way to integrated appliances including a four ring gas burner hob with extraction above, dual eye level ovens, fridge/freezer, dishwasher and washing machine. The open sitting room sits at the very rear of the home measuring some 15' in width, the space could easily accommodate a formal dining table and sitting room suite together with views into the rear garden through the uPVC double glazed windows and French doors taking you to the rear patio. A handy storage cupboard sits underneath the stairs for further storage needs.

The first floor landing which splits to allow access into each of the double bedrooms as well as a well proportioned airing cupboard and three piece family bathroom suite complete with a fully tiled surround, shower head mounted over the bath and tall heated towel rail. The smaller of the bedroom sits towards the rear of the home - carpeted flooring leaves ample room for a double bed with additional storage solutions and uPVC double glazed window with radiator below whilst the larger room sits on the adjacent side of the home featuring built in wardrobes and decorative panelling adding texture to the room. A near floor to ceiling double glazed window allows natural light to flood the room and to make the most of the green space sat in front of the home all while benefiting from the use of an en-suite shower room complete with corner shower unit, predominantly tiled surround and tall heated tower rail.

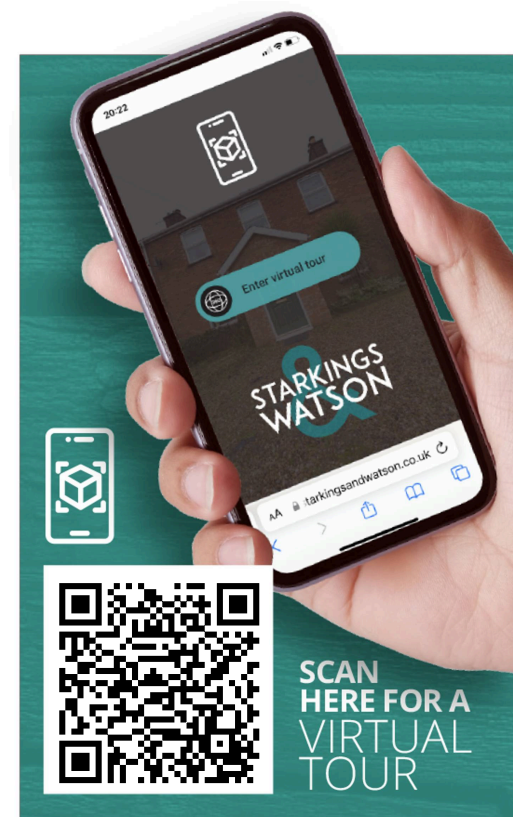
## FIND US

Postcode : NR8 5GB

What3Words : ///fermented.flasks.taxed

## VIRTUAL TOUR

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









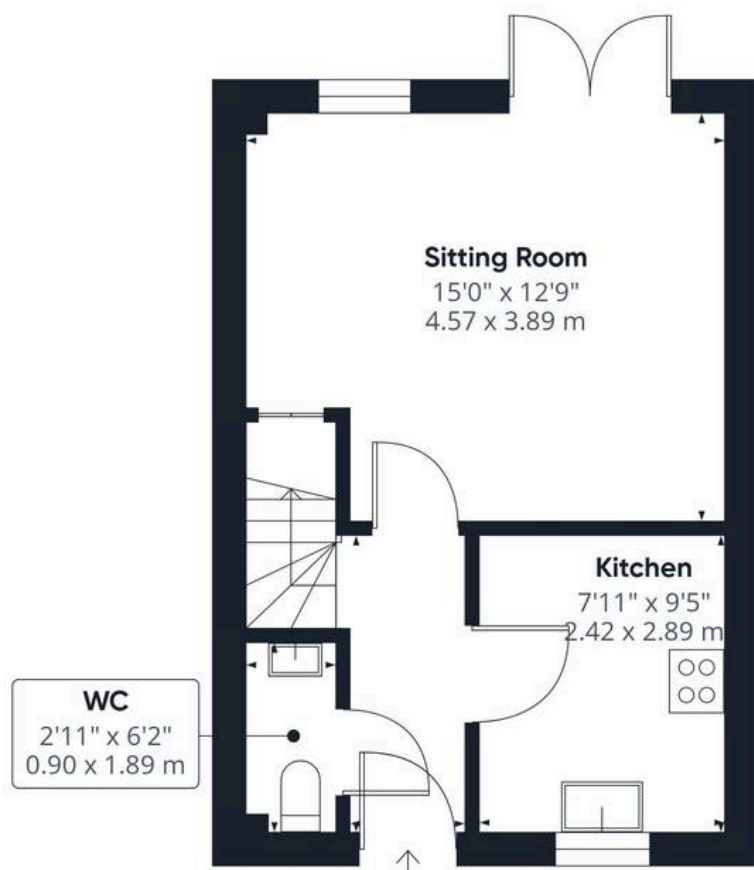


## THE GREAT OUTDOORS

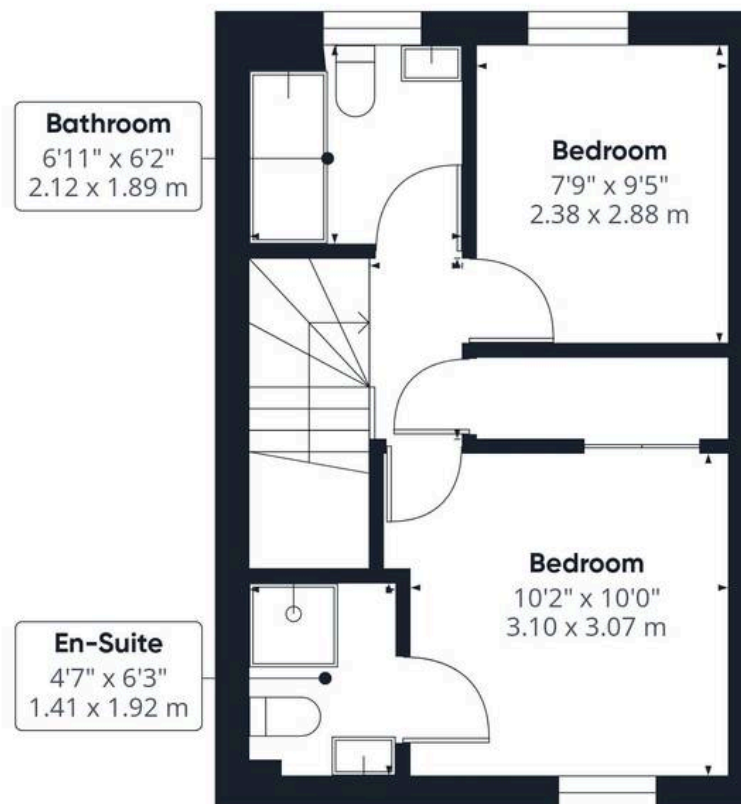
The rear garden is offered in an attractive yet low maintenance state with flagstone patio seating area being fully enclosed with timber fencing panels to each side and brick wall at the very rear whilst gentle steps down take you towards a second patio and access gates leading towards the side of the property where allocated off road parking can be found.







Ground Floor



Floor 1

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

626 ft<sup>2</sup>

58.2 m<sup>2</sup>

(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](mailto:costessey@starkingsandwatson.co.uk) • [starkingsandwatson.co.uk/](http://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 and 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.