



Peter Pulling Drive, Costessey - NR8 5GN



Peter Pulling Drive

Costessey, Norwich

Nestled in the heart of this ever popular family development sits this well proportioned END-OF-TERRACE HOME offering VERSATILE LIVING spaces and a larger than average floor space measuring over 1000 Sq. Ft (stms). The ground floor features a spacious SITTING/DINING ROOM backing onto the garden alongside the WC and kitchen boasting INTEGRATED APPLIANCES while the first floor splits to offer THREE DOUBLE BEDROOMS with the main being some 17' in length and offering a DUAL ASPECT as well as an EN-SUITE shower room with the FAMILY BATHROOM coming off the main landing. Externally, the property has a FULLY ENCLOSED rear garden and a tandem DRIVEWAY sat within a CARPORT for all your parking needs.



Council Tax band: C

Tenure: Freehold

EPC Energy Efficiency Rating: C

- End Of Terrace House
- Open 15' Sitting/Dining Room
- Kitchen With Integrated Appliances
- Three Double Bedrooms
- Family Bathroom, En-Suite & WC
- Fully Enclosed Rear Garden
- Driveway & Carport
- Ideal Family Home

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 with a low maintenance planted frontage to give colour to the outside space where a tandem brick weave driveway sits to the left hand side of the home underneath a carport with access gate taking you into the rear garden.



THE GRAND TOUR

Once inside the central hallway is the first space to greet you with a bright and airy décor making the space welcoming and attractive all laid with tiled flooring granting access to accommodation on the ground floor as well as handy under the stairs, storage and stairs for the first floor. Immediately to your right the kitchen can be found with a range of wall and base mounted storage units which in turn give way to integrated appliances which a fridge/freezer, dishwasher, washing machine, oven and hob with extraction above whilst a large uPVC double glazed window sits towards the front of the room allowing natural light to fill the space. Slightly further down the hallway the two piece WC can be found again laid with tiled flooring featuring a low level radiator. The main living accommodation sits towards the rear of the home in the form of a 15' sitting/dining room. The carpeted floor space is conventional in size and shape meaning there is ample room for both a sitting and dining room suite if desired whilst uPVC double glazed French doors take you out into the rear garden beyond.

The first floor landing grants access into all three of the double bedrooms within this property as well as the three piece bathroom suite to the right hand side with a predominantly tiled surround. The space also features an electric shower mounted over the bath with glass screen plus heated towel rail. The smaller of the bedroom sits towards the rear of the home, this space currently functions as a home office workspace however could easily accommodate a double bed or function as a larger single bedroom if desired with rear facing window overlooking the back garden. The first of the well proportioned double bedroom sits on the adjacent side of the home to the very front with a dual front facing aspect. This space has a more than large enough floor space to accommodate a large double bed with additional storage solutions whilst leaving ample room to manoeuvre. The main bedroom sits to the left of the stairs sat above the carport.

This dual aspect bedroom measures some 17' in length making it more than large enough to accommodate a double bed with additional storage solutions and dressing table whilst remaining bright in every corner. This space too benefits from an en-suite shower room which is finished with all tiled flooring, a wall mounted towel rail and frosted glass window towards the rear garden.

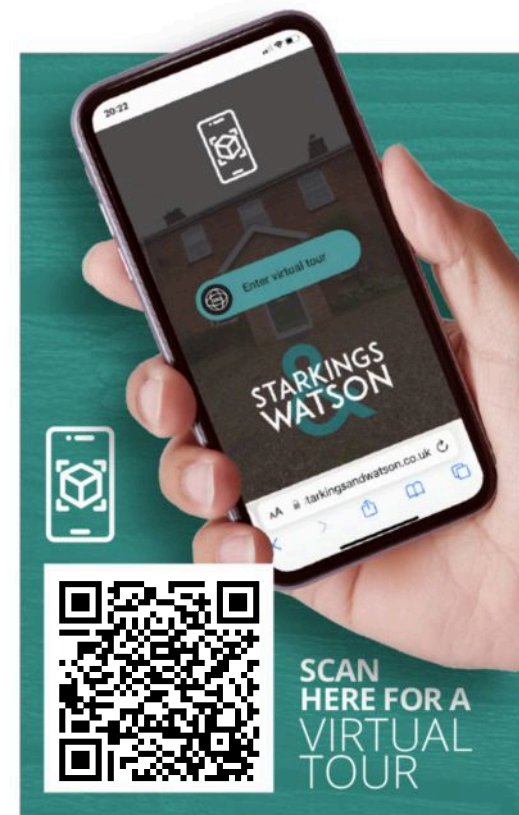
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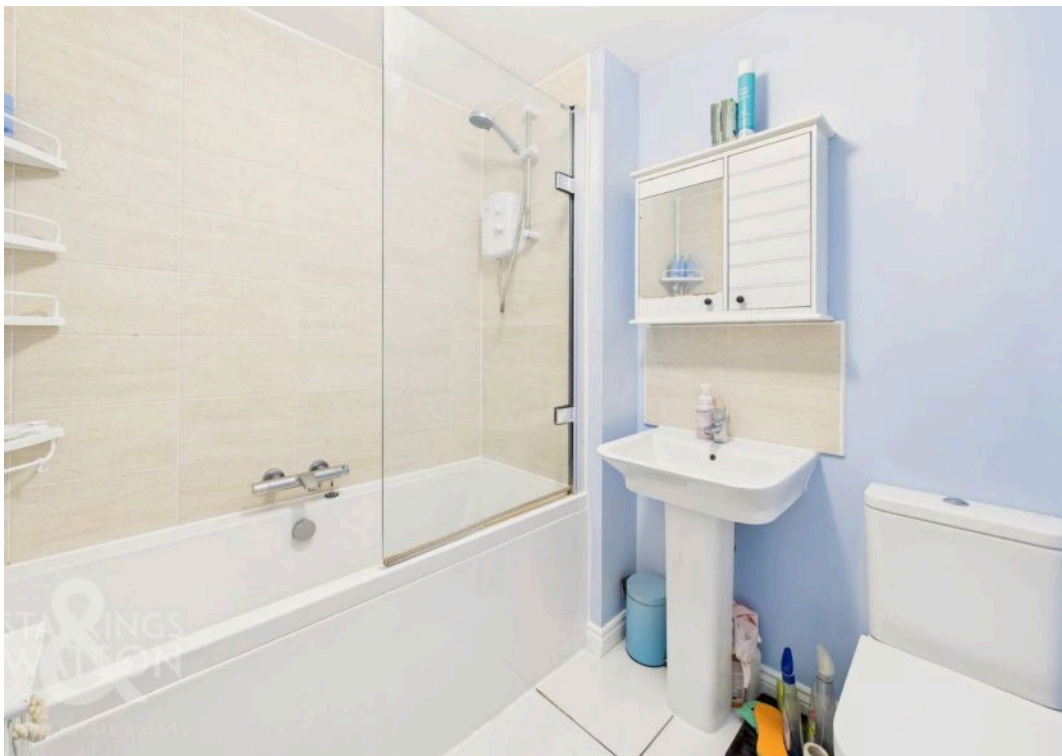
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What3Words : ///outwards.rafters.masks

VIRTUAL TOUR

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



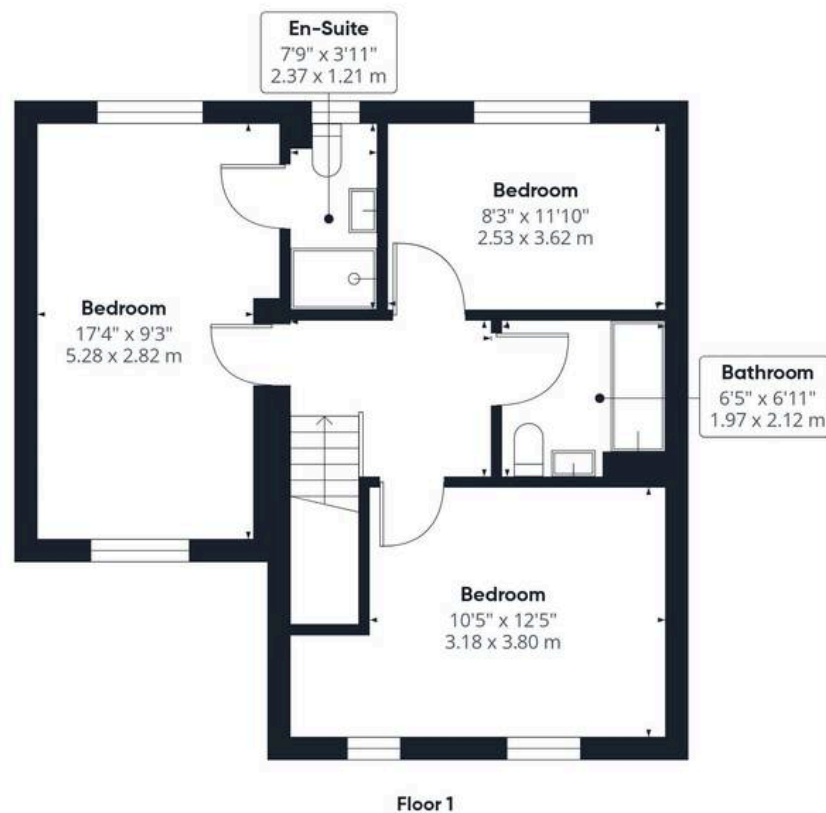




THE GREAT OUTDOORS

Externally the garden is fully enclosed to both sides and the rear with a mixture of timber panel fencing and brick walls. Initially, a flagstone patio space greets you as you exit from the sitting room, whilst a lawn space reaches around in an L shape to create a fully enclosed space. Whilst the current owners have added a secondary patio area to house an external storage shed in the very corner.





Approximate total area⁽¹⁾

1106 ft²
102.8 m²

Reduced headroom

9 ft²
0.9 m²

(1) Excluding balconies and terraces

Reduced headroom

..... Below 5 ft/1.5 m

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360



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