



Woodcock Hill, Costessey - NR8 5HU



Woodcock Hill

Costessey, Norwich

Positioned at the end of a quiet CUL-DE-SAC, this expansive DETACHED FAMILY HOME offers over 1,650 Sq. Ft (stms) of versatile living accommodation. The property boasts an impressive HALLWAY ENTRANCE with integral storage and a usefully located W.C, to the left opening to the 18' dual aspect SITTING ROOM with French doors to the garden. To the right, the second RECEPTION ROOM opens to a STUDIO space. To the end of the hallway, the open plan KITCHEN and DINING room also enjoys a dual aspect and offers a separate UTILITY ROOM. Heading upstairs, the galleried landing opens to FOUR DOUBLE BEDROOMS, with TWO ENSUITE BATHROOMS and a four piece FAMILY BATROOM. Externally, DRIVEWAY PARKING in front of the separate DOUBLE GARAGE. To the rear, this generous plot offers a beautiful LANDSCAPED GARDEN.



Council Tax band: E

Tenure: Freehold

EPC Energy Efficiency Rating: C

- Detached Family Home
- In Excess of 1,650 Sq. Ft (stms) of Living Accommodation
- Quiet End of Cul-De-Sac Location
- 18' Dual Aspect Sitting Room
- Open Plan Kitchen/ Dining Room with Separate Utility Room
- Four Double Bedrooms, Two Ensuite Bathrooms & Family Bathroom
- Generous Plot with Landscaped Gardens
- Double Garage & Driveway 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.

THE GRAND TOUR

Stepping inside, the hallway entrance is carpeted with two integral cupboards providing ample storage space, with a ground floor W.C conveniently located on the right. To the left and stepping into the 18' sitting room, this space is flooded with natural light from a dual aspect including uPVC double glazed French doors opening to the garden.



Carpeted flooring continues underfoot with two radiators keeping the space warm year round. The other side of the hallway offers another reception room, this is a versatile space, currently used as a nail bar. Wood effect flooring can be found underfoot continuing through double doors to the studio. To the end of the hallway, the expansive open plan kitchen and dining space can be found. Also enjoying a dual aspect, with a light and bright feel throughout, tiled flooring can be found underfoot with ample space for a table for formal dining and further French doors exit to the garden space. The kitchen itself offers a range of wall and base storage cupboards arranged in an L-shaped configuration, additionally benefitting from integrated dishwasher, dual oven, four ring gas hob, extractor, fridge and separate freezer and dishwasher. To the far end, the utility room includes an inset sink and mixer tap, with undercounter storage and space for further white goods, with another door to the garden.

Heading upstairs to the galleried landing with carpeted flooring underfoot. Doors open to four double bedrooms, and a family bathroom. All four bedrooms offer carpeted flooring, radiators and uPVC double glazed windows. The two largest bedrooms include ensuite shower rooms with the main bedroom also benefitting from large integrated storage space. Completing the accommodation, the four piece family bathroom is located centrally from the landing and includes a bath, separate glass enclosed shower cubicle and a large heated towel rail.

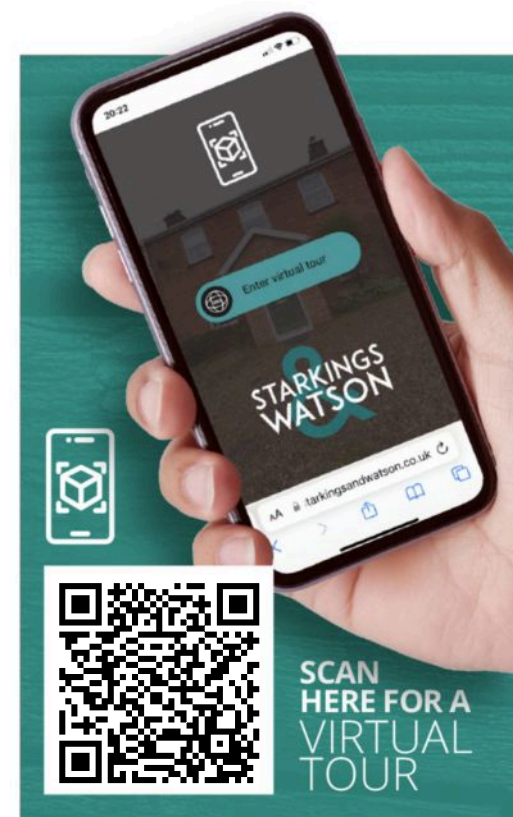
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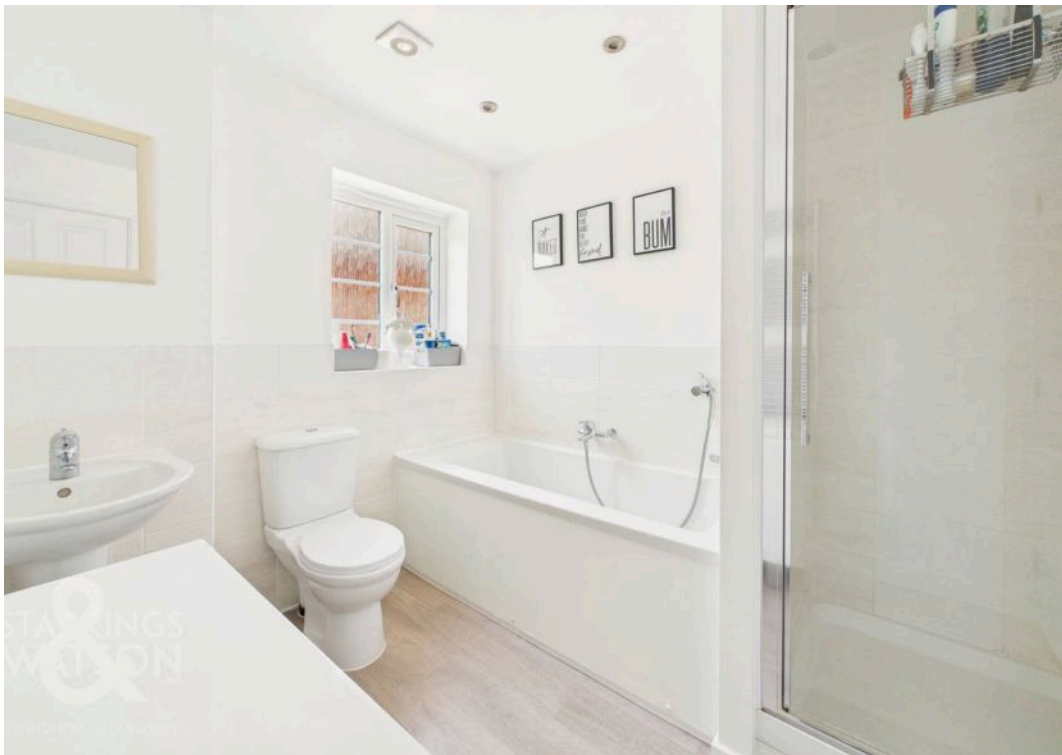
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VIRTUAL TOUR

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



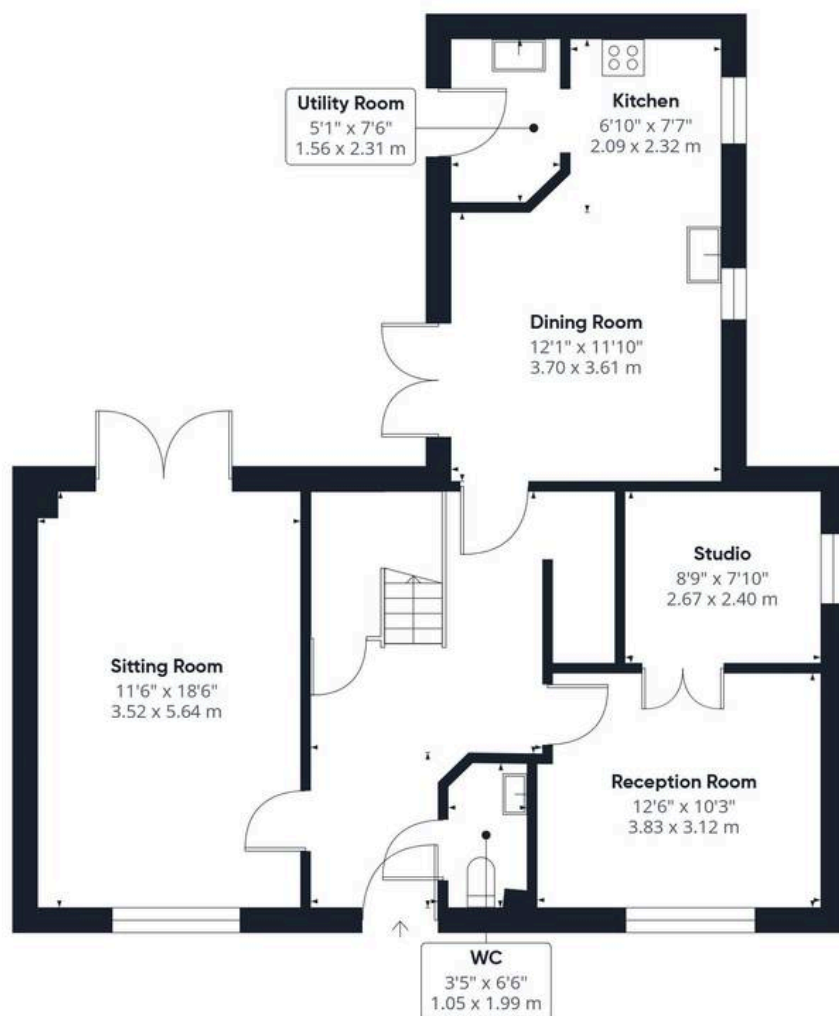




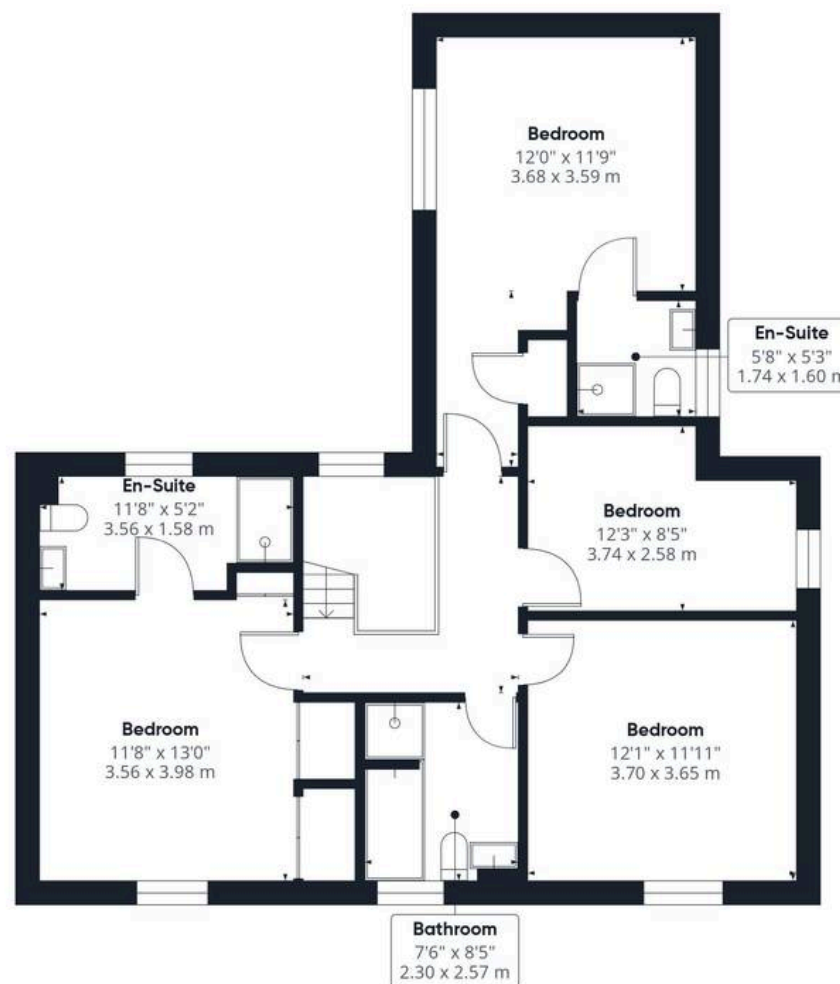
THE GREAT OUTDOORS

Stepping outside, the private garden is fully enclosed with timber fencing. A flagstone patio opens to the expansive and maintained lawn. To the left, wooden sleeper enclosed gardens offers a variety of perennials and mature shrubs and tree's. The gardens focal point is the raised patio, a fantastic communal space to enjoy the summer months with plenty of space for outdoor furnishings, benefitting from a wooden pergola overhead and raised flowerbed borders. A flagstone patio pathway borders the property and leads to side access to the double garage and front of the property.





Ground Floor



Floor 1

Approximate total area⁽¹⁾

1659 ft²

153.9 m²

(1) Excluding balconies and terraces

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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