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Peacock Grove, Costessey - NR8 5GS

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HYBRID ESTATE AGENTS



Peacock Grove

Costessey, Norwich

SUBSTANTIAL DETACHED HOME with landscaped gardens to rear, 1656 sq ft (stms) of IMMACULATELY PRESENTED ACCOMMODATION spread over three floors. The ground floor features a cloakroom, MODERN FITTED KITCHEN with CENTRAL ISLAND, a separate DINING ROOM and the 20' SITTING ROOM - all accessed off the ENTRANCE HALL. The TOP TWO FLOORS, both have a DOUBLE BEDROOM with EN SUITE SHOWER ROOM of which either could be used as the main bedroom. The remaining three bedrooms are also DOUBLE and have space for BUILT-IN or FREESTANDING WARDROBES. The final room of note is the FAMILY BATHROOM accessed off the landing on the MIDDLE FLOOR. The property has a 175 sq. ft STORAGE GARAGE/POTENTIAL HOME OFFICE adjacent and space for multiple vehicles to park next to or in front of this abode.



Council Tax band: TBD

EPC Energy Efficiency Rating:

EPC Environmental Impact Rating: C

- Five Bedrooms Over Two Floors
- Garage, Gardens & Parking
- Kitchen/Breakfast Room with Island
- Detached Townhouse with Views to Front
- 20' Sitting Room with French Doors
- Accommodation Over Two Floors
- Two En Suite, Bathroom & Cloakroom
- Family Sized Spanning 1656 sq ft (stms)

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.



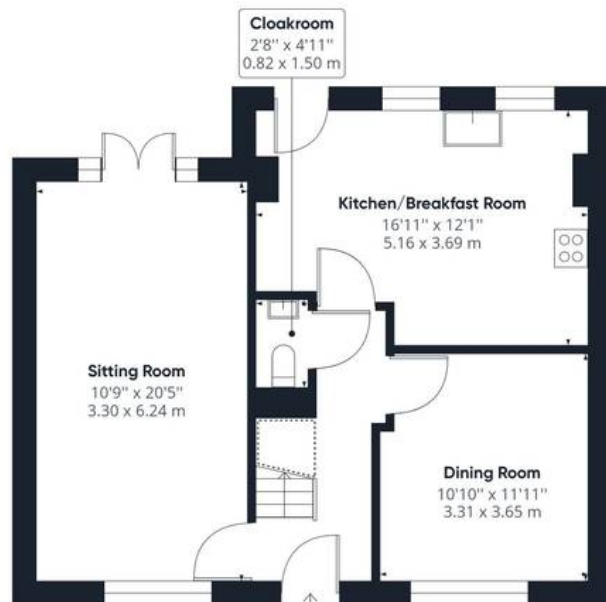




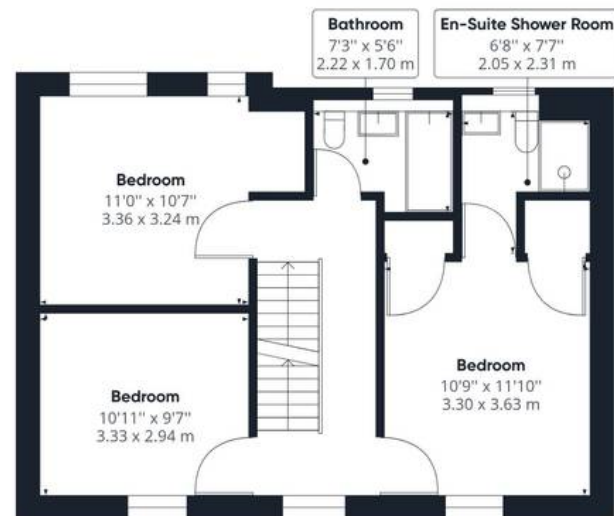
THE GREAT OUTDOORS

The gardens are just as immaculate as the house with a recently laid patio running across the whole back of the house with a wonderful block paved edging. This opens to an area of artificial lawn which is perfect for those not wanting a days worth of gardening at the end of the day. A matching slab and brick pathway leads to the potential home office which is currently used as a storage garage but has power and light already connected. There is even an outside electricity outlet, timber gate to the parking area and timber panel fencing at the boundary.

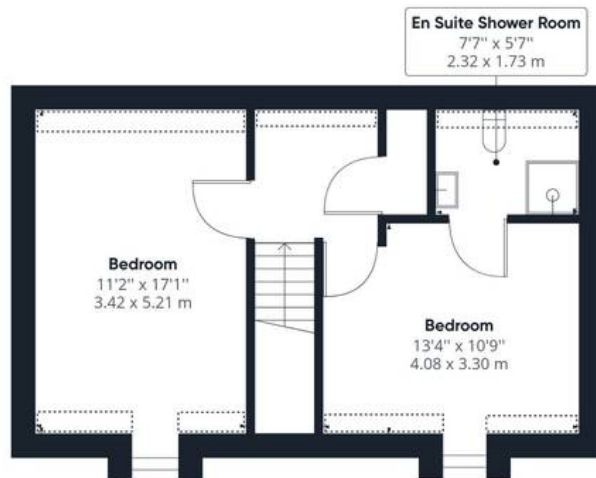




Ground Floor Building 1



Floor 1 Building 1



Floor 2 Building 1



Ground Floor Building 2

Approximate total area⁽¹⁾

1831.05 ft²

170.11 m²

Reduced headroom

56.07 ft²

5.21 m²

(1) Excluding balconies and terraces

Reduced headroom
(below 1.5m/4.92ft)

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

GIRAFFE360



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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.