



Rufus Street, Costessey - NR8 5ER



Rufus Street

Costessey, Norwich

IMMACULately PRESENTED, this END-OF-TERRACE HOUSE boasts a SPACIOUS and LOGICAL LAYOUT, perfect for a growing family. Heading inside, you are greeted by a spacious HALLWAY ENTRANCE opening to the 15' DUAL ASPECT SITTING ROOM, flooded with natural light with FRENCH DOORS leading out. Across the hall, the OPEN PLAN KITCHEN and DINING ROOM can be found, providing a great social space for entertaining or dining, the kitchen itself boasts INTEGRATED COOKING APPLIANCES leading to a conveniently positioned two-piece W.C. Heading upstairs, THREE BEDROOMS open from the landing, serviced by a FAMILY BATHROOM. The spacious MAIN BEDROOM enjoys a three-piece ENSUITE SHOWER ROOM. Heading outside, ALLOCATED PARKING can be found adjacent to the GARAGE behind the property. The rear GARDEN is PRIVATE and FULLY ENCLOSED laid to lawn with a flagstone patio for enjoying the summer months. Situated in a great location, close to the city and A47, this property is a gem for those seeking both comfort and convenience.



Council Tax band: C

Tenure: Freehold

EPC Energy Efficiency Rating: TBC

- End-Of-Terrace House
- 15' Dual Aspect Sitting Room with French Doors
- Open Plan Kitchen & Dining Room
- Three Bedrooms
- Main Bedroom with Ensuite Shower Room
- Ground Floor W.C, Family Bathroom & Ensuite Shower Room
- Private & Enclosed Rear Garden
- Driveway Parking & Garage

SETTING THE SCENE

The property can be found stepped back from the road offering a low maintenance shingle frontage bisected with a walkway leading up to the main entrance at the front of the property under an open porch.



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.

THE GRAND TOUR

Stepping inside, the hallway entrance offers hard flooring underfoot for ease of maintenance with stairs rising to the first floor and an integrated storage cupboard straight ahead, perfect for storing coats and shoes. To the right, the 15' dual aspect sitting room can be found with a wall mounted electric feature fire. The room allows for a range of soft furnishing layouts with French doors opening to the rear garden. Across the hall, the open plan kitchen and dining room boasts ample room for formal dining with tiled flooring running underfoot and continuing into the kitchen. Including a range of wall and base storage cupboards and under counter space for a washing machine and further space for a fridge/ freezer. Integrated cooking appliances including an oven, four burner gas hob and extractor provide convenience. Further, the rear lobby offers a two piece W.C and a door opening out to the garden.

Ascending the stairs to the carpeted first floor landing, loft access can be found above whilst doors open to three bedrooms. The main bedroom sits to the front of the property, enjoying ample room for a double bed and storage furniture and a separate door leading to a three piece ensuite, including an inset shower cubicle. Across the landing, the second double room can be found also enjoying a front facing aspect and carpeted flooring with the addition of two generous integrated storage cupboards. The third room can be found adjacent, with uPVC double glazed windows enjoying a rear facing aspect. The three piece family bathroom offers a well sized bath with a tiled splashback surrounding.

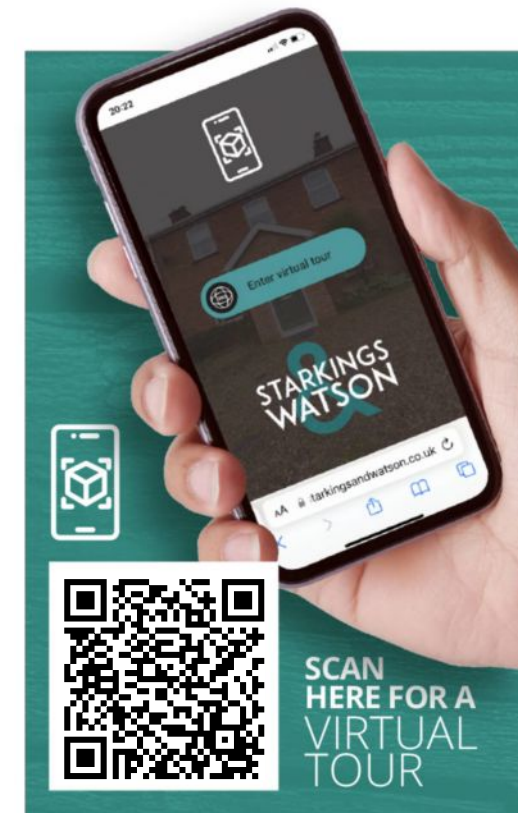
FIND US

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What3Words : ///generals.this.initiated

VIRTUAL TOUR

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



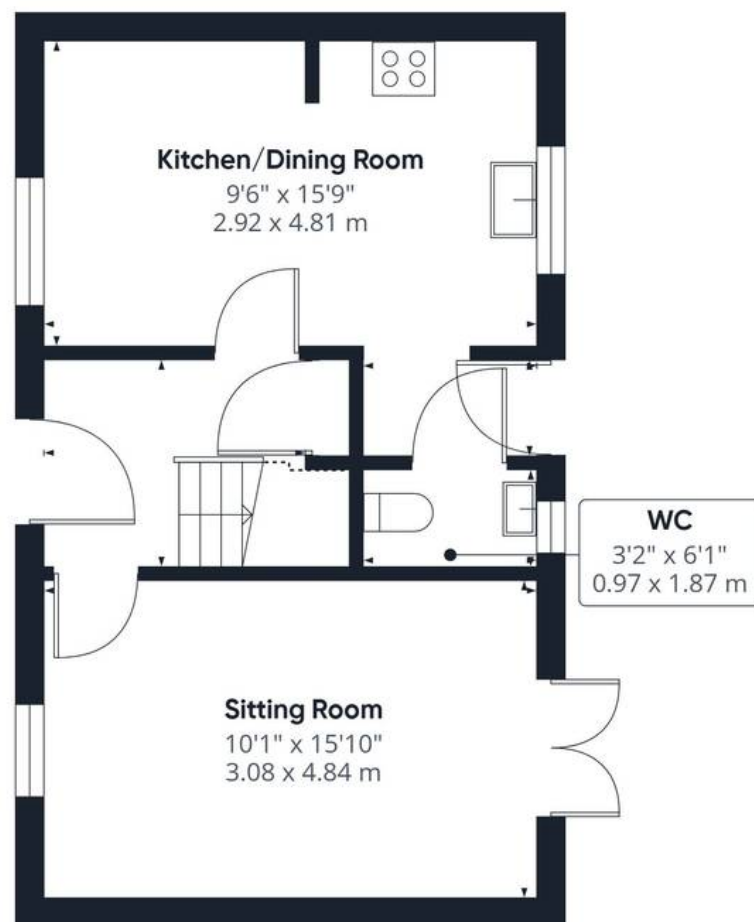




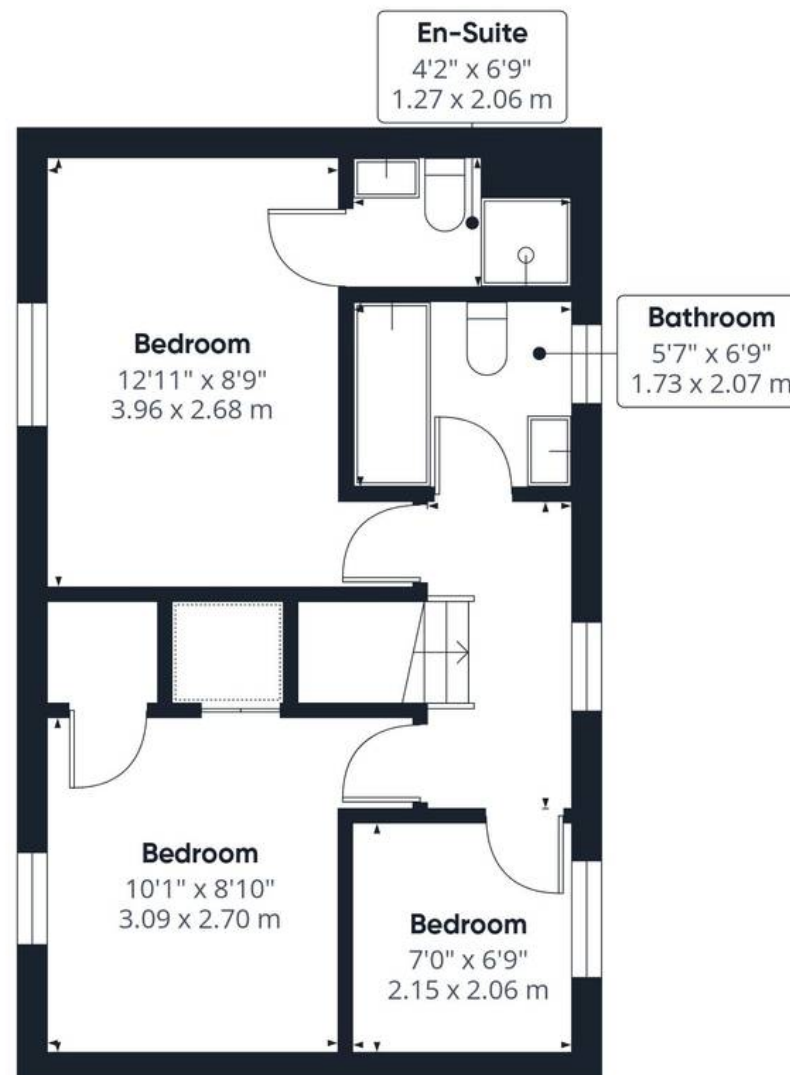
THE GREAT OUTDOORS

Stepping outside, the rear garden is private and fully enclosed with timber panel fencing with a gate leading out to the adjacent allocated parking and garage. The garden itself initially offers a flagstone patio for outdoor seating and a pathway leading up to the gate whilst the borders are laid to a low maintenance shingle. The remainder of the garden is enclosed with raised wooden sleepers and laid to lawn.





Ground Floor



Floor 1

Approximate total area⁽¹⁾

802 ft²
74.5 m²

Reduced headroom

15 ft²
1.4 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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