



Woodpecker Way, Costessey - NR8 5FD



Woodpecker Way

Costessey, Norwich

Occupying a PROMINANT POSITIONING, this LINK-DETACHED TOWNHOUSE is IMMACULATEDLY PRESENTED offering a SPACIOUS and UPDATED INTERIOR extending to 1,400 Sq. Ft (stms) of LIVING ACCOMMODATION and benefitting from INCOME GENERATING SOLAR PANELS. The property opens to an OPEN PLAN KITCHEN/ BREAKFAST/ FAMILY ROOM, the heart of the home, enjoying a DUAL ASPECT and boasting a BRAND NEW KITCHEN, BESPOKE BUILT to a very HIGH SPECIFICATION. Continuing into the INNER HALL, a two piece W.C offers convenience, whilst stairs rise to the first floor and access is offered to the separate DINING ROOM. Heading upstairs, the first floor offers TWO DOUBLE BEDROOMS and a spacious SITTING ROOM with a JULIET BALCONY, serviced by a three piece FAMILY BATHROOM including a shower over the bath. The top floor boasts another TWO DOUBLE BEDROOMS both offering PART-VAULTED CEILINGS and three piece ENSUITE SHOWER ROOM'S.



The MAIN BEDROOM additionally enjoys further DUAL ASPECT WINDOWS ensuring the room is flooded with natural light. Heading outside, the LANDSCAPED GARDEN is PRIVATE and FULLY ENCLOSED with ALLOCATED PARKING and a GARAGE adjacent.

Council Tax band: E

Tenure: Freehold

EPC Energy Efficiency Rating: C

- Link-Detached Townhouse
- Boasting 1,400 Sq. Ft (stms) of Living Accommodation
- Income Generating Solar Panels
- 23' Dual Aspect Open Plan Kitchen /Breakfast/ Family Room
- Brand New Bespoke High Specification Kitchen With Integrated Appliances
- Four Bedrooms
- Dual Aspect Main Bedroom With Three Piece Ensuite Shower Room
- Landscaped Private & Enclosed Rear Garden

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.



SETTING THE SCENE

The property can be found set back from the road with a brick weave walkway leading up to the main entrance under an open porch with an adjacent carriageway leading to the parking and garage.

THE GRAND TOUR

Stepping inside, you are greeted by the impressive 23' dual aspect kitchen, breakfast and family room with tiled flooring running underfoot throughout for ease of maintenance. The room enjoys generous dual aspect with uPVC double glazed windows and a bay window flooding the room with natural light. The versatile space could be used for formal dining or for soft furnishings. The kitchen itself has been recently refitted including a generous wraparound breakfast bar with integrated charging points. Plentiful storage space can be found from a range of wall and base storage cupboards, a full suite of integrated appliances also feature including a dishwasher, twin ovens, five burner gas hob, twin extractors and integrated fridge/freezer. Ample worktop space is available for food preparation whilst an inset sink and mixer tap are positioned below the window and French doors lead out to the garden. Continuing to the inner hallway, stairs rise to the first floor and a conveniently located two piece W.C can be found beneath. A further door opens a separate dining room offering carpeted flooring and another pair of French doors allowing access to the rear garden. Plenty of space is available for a formal dining table.

Ascending the stairs to the first floor landing, doors open to all the accommodation with a useful storage cupboard to one side. The spacious sitting room allows for a range of soft furnishing layouts and a Juliet balcony with potential for use as a fifth bedroom. Additionally two double bedrooms open from the landing, the larger room currently used as a snug.

Ascending to the second floor landing, doors open to two further double bedrooms both of which include part vaulted ceilings and uPVC double glazed windows, the main bedroom enjoys a dual aspect. Ample space can be found for storage furniture and large double bed. Additionally, both rooms offer a three piece en-suite shower room including a glass enclosed shower cubicle.

FIND US

Postcode : NR8 5FD

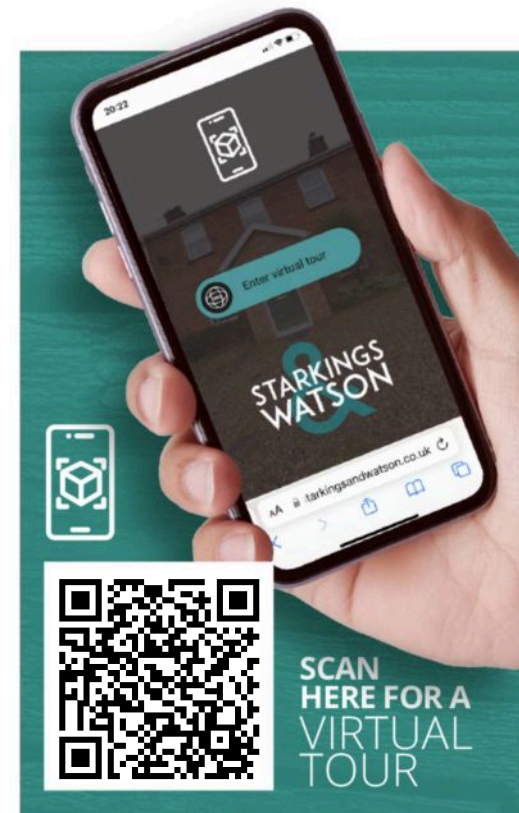
What3Words : ///support.paramedic.segments

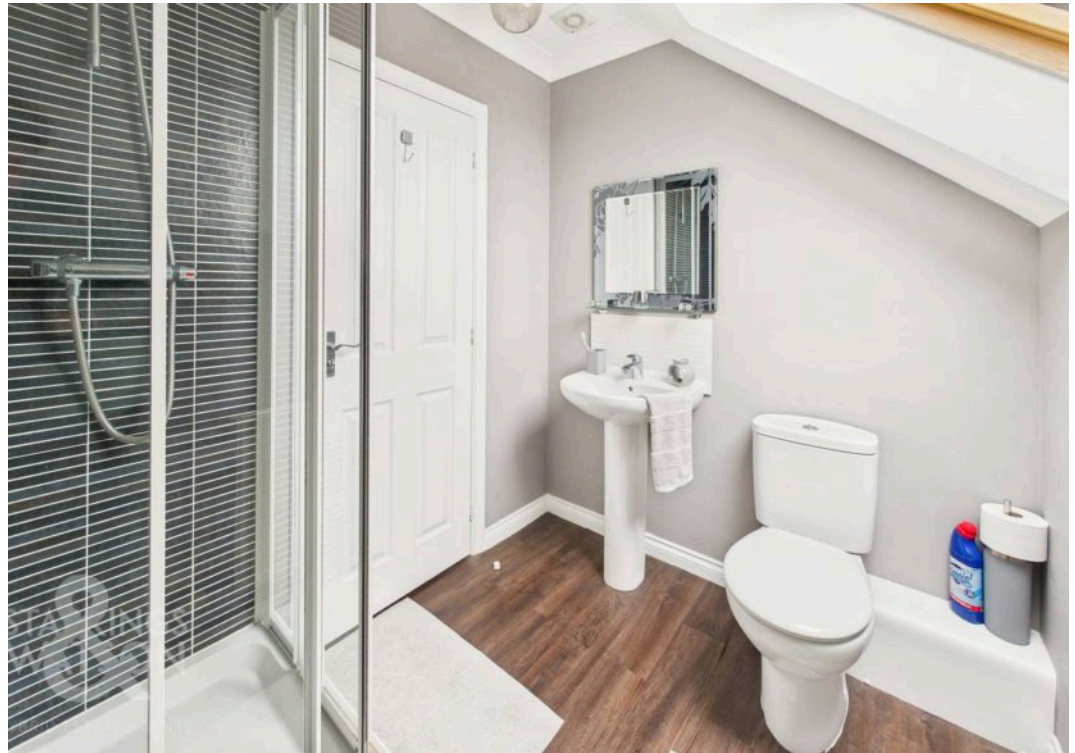
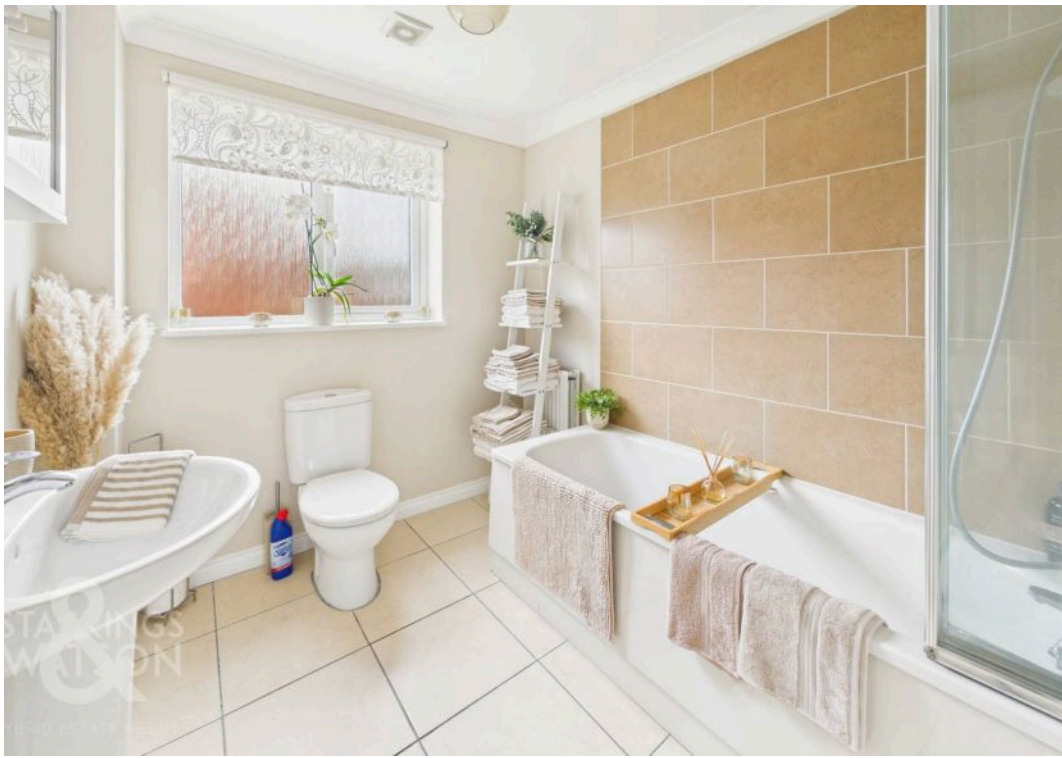
VIRTUAL TOUR

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

AGENTS NOTES

The property benefits from solar panels with income information to be provided shortly. There is a leasehold garage included with the sale with a £52 PA maintenance charge and 150 years lease which commenced in January 2007. A payment of approximately £150 annually is paid for maintenance of surrounding areas.







THE GREAT OUTDOORS

Stepping outside, the rear garden is fully enclosed with timber panel fencing and brick walling. Predominantly laid to lawn, shingled borders are home to a range of shrubs and mature trees. A raised wooden decking offers space for outdoor furniture to enjoy the summer months whilst a flagstone patio wraps around with side access available out to the allocated parking and garage from a wooden latch and brace gate. A further raised decking can be found at the end of the garden with a wooden built outhouse currently used as a bar.



Approximate total area⁽¹⁾

1400 ft²

130 m²

Reduced headroom

10 ft²

0.9 m²

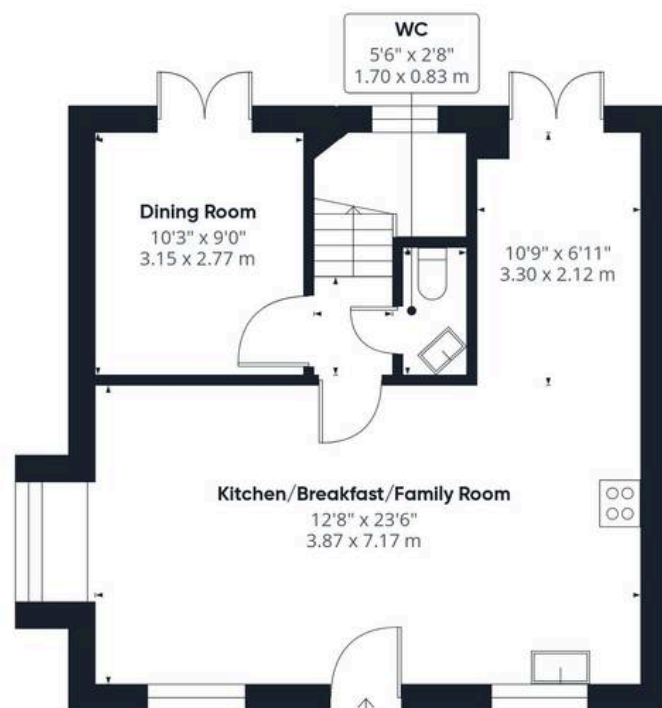
(1) Excluding balconies and terraces

Reduced headroom

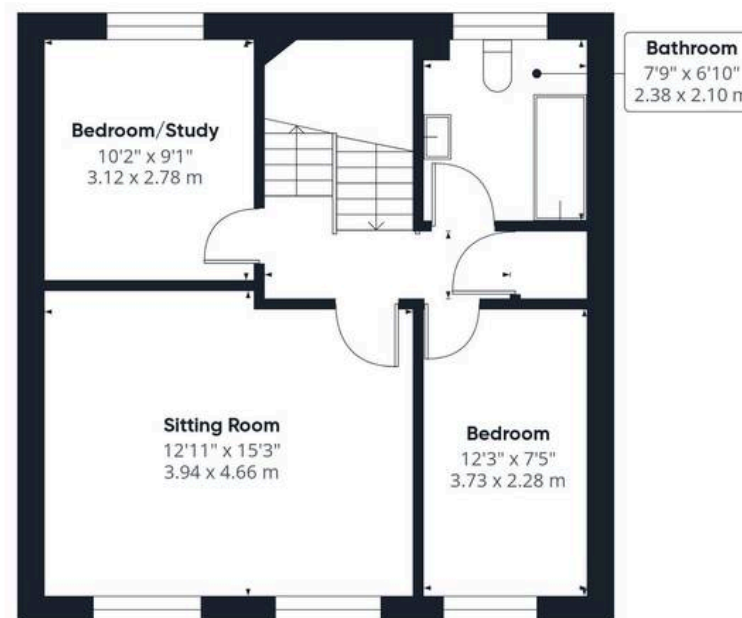
Below 5 ft/1.5 m

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

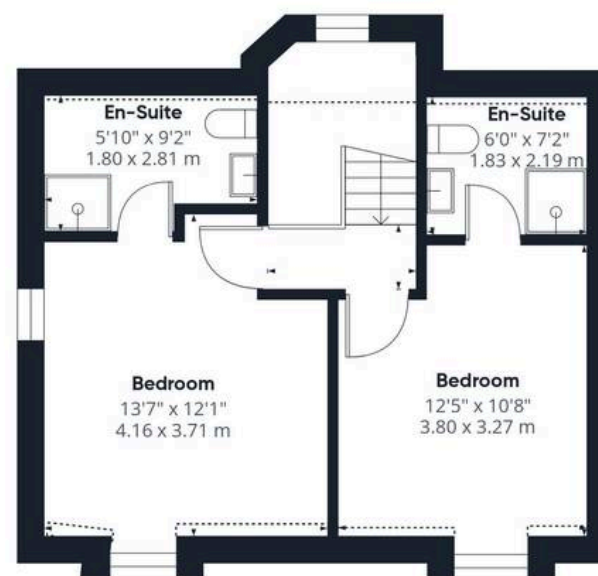
GIRAFFE360



Ground Floor



Floor 1



Floor 2



Starkings & Watson Hybrid Estate Agents

196 Norwich Road, Costessey - NR5 0EX

01603 336446 • costessey@starkingsandwatson.co.uk • 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 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.