



Ascension Avenue, Norwich - NR5 0WH

**STARKINGS
& WATSON**

HYBRID ESTATE AGENTS



Ascension Avenue

Norwich

Prominently positioned overlooking green space, this 2021-built DETACHED FAMILY HOME delivers modern living with complete confidence, offering 6 YEARS of remaining NHBC WARRANTY for your absolute peace of mind, additionally boasting SOLAR PANELS with a massive 11.5KW BATTERY CAPACITY, guaranteeing greatly reduced running costs and a minimal carbon footprint. Internally, with spotlights throughout the property, a GRAND HALLWAY ENTRANCE welcomes you, featuring stairs rising and a convenient W.C./ UTILITY ROOM. Doors lead to a versatile STUDY ROOM and a bright 16' DUAL ASPECT SITTING ROOM. The free-flowing layout continues into the heart of the home with a stunning 26' OPEN PLAN KITCHEN/ DINING ROOM. This space is equipped with INTEGRATED APPLIANCES and is FLOODED WITH NATURAL LIGHT from TWIN FRENCH DOORS leading out. Upstairs, the landing opens to FOUR DOUBLE BEDROOMS and a three piece FAMILY BATHROOM. The spacious MAIN BEDROOM is a sanctuary, complete with INTEGRATED WARDROBES and a three-piece ENSUITE SHOWER with upgraded Aqualisa power a shower.



Heading outside, the property features a VAST PRIVATE DRIVEWAY leading to a DOUBLE GARAGE with adjacent EV CHARGING POINT. The REAR GARDEN is a true highlight offering PRIVATE, FULLY ENCLOSED, and LOVINGLY LANDSCAPED space by the current vendors to enjoy the best of the sun with its SOUTH FACING ASPECT.

Council Tax band: E

Tenure: Freehold

EPC Energy Efficiency Rating: B

- 2021 Built Detached Family Home
- 6 Years NHBC Warranty Remaining
- Solar Panels With 11.5KW Battery Capacity
- 16' Dual Aspect Sitting Room & Separate Study Room
- 28' Open Plan Kitchen/ Dining Room
- Four Double Bedrooms
- Large Private Driveway With Double Garage & EV Charging Point
- Private & Fully Enclosed Landscaped Garden

The property is set within a sought after residential development, which is located just off Longwater Lane in Costessey. Located close to the Longwater Retail Park, excellent transport links including the A47, and of course direct access to Norwich City Centre. Local schooling is located close by up to Secondary level, all within a short walk.



SETTING THE SCENE

The property can be found set back from the road, opening to an expansive brick weave driveway leading to the double garage and EV charging point. The property offers a shrub lined frontage, bisected with a flagstone pathway leading up to the main entrance under an open porch.

THE GRAND TOUR

Stepping inside, you are greeted by a grand hallway entrance offering integrated storage to the left perfect for outdoor wear. Stairs rise to the first floor straight ahead with bespoke built sliding integrated storage beneath. To the right hand side, a conveniently located two piece W.C including floor base storage, integrated washing machine, tumble-dryer and a wall mounted heated towel rail. The separate study room can be found adjacent, offering hard flooring underfoot and including custom made fitted storage cupboards creating a perfect media wall. Across the hallway, double doors open to the 16' dual aspect sitting room. The space benefits from fitted shutter blinds, also fitted to all front facing windows in the home. The room allows for a range of soft furnishing layouts and is centred around a floating electric feature fire. Continuing through, you reach the heart of the home, the 28' kitchen and dining space. The room encourages social activity and also enjoys a dual aspect including twin French doors opening to the garden and flooding the room with natural light whilst offering ample room for formal dining. The kitchen itself includes a range of wall and base storage cupboards and a full suite of integrated appliances including a double oven, fridge, freezer, dishwasher, gas hob and extractor above. The property additionally benefits from 2Gb Internet to every room including to the garage.

Ascending the stairs to the carpeted first floor landing, loft access can be found above with a drop down ladder. The loft is fully boarded and walled, including lighting and electrical sockets throughout, ideal for storage or offering potential conversion to further living space. Doors open from the landing to four bedrooms. The spacious main bedroom has a relaxing ambience and includes panelling to the feature wall and sliding integrated wardrobes opposite. Further, the thoughtful addition of a three piece ensuite ensures daily practicality with floor to ceiling tiling, a double inset Aqualisa Power shower with a folding glass door, wall mounted heated towel rail and vanity storage beneath the sink. The second double bedroom also enjoys a front facing aspect, boasting fitted carpeted flooring underfoot and further generous integrated wardrobe space. The two remaining rooms both overlooking the garden from uPVC double glazed windows, further carpeted flooring underfoot and radiators. Completing the accommodation, the three piece family bathroom benefits from a shower over the bath with a glass splashback and additional vanity storage below the sink.

FIND US

Postcode : NR5 0WH

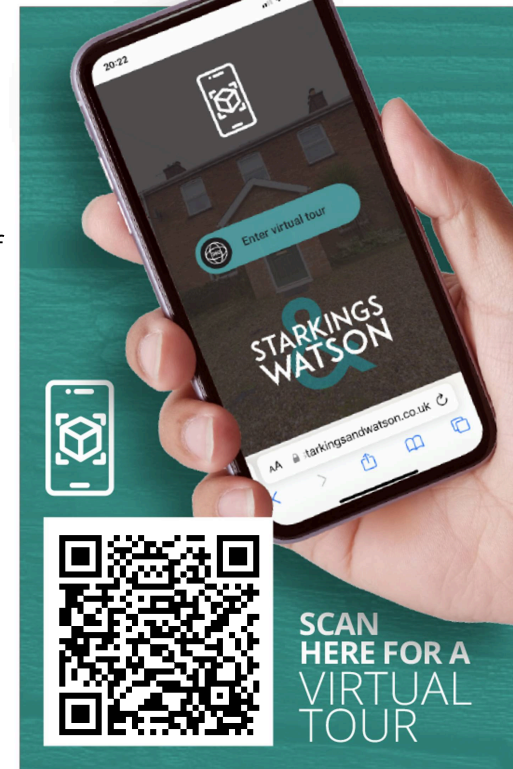
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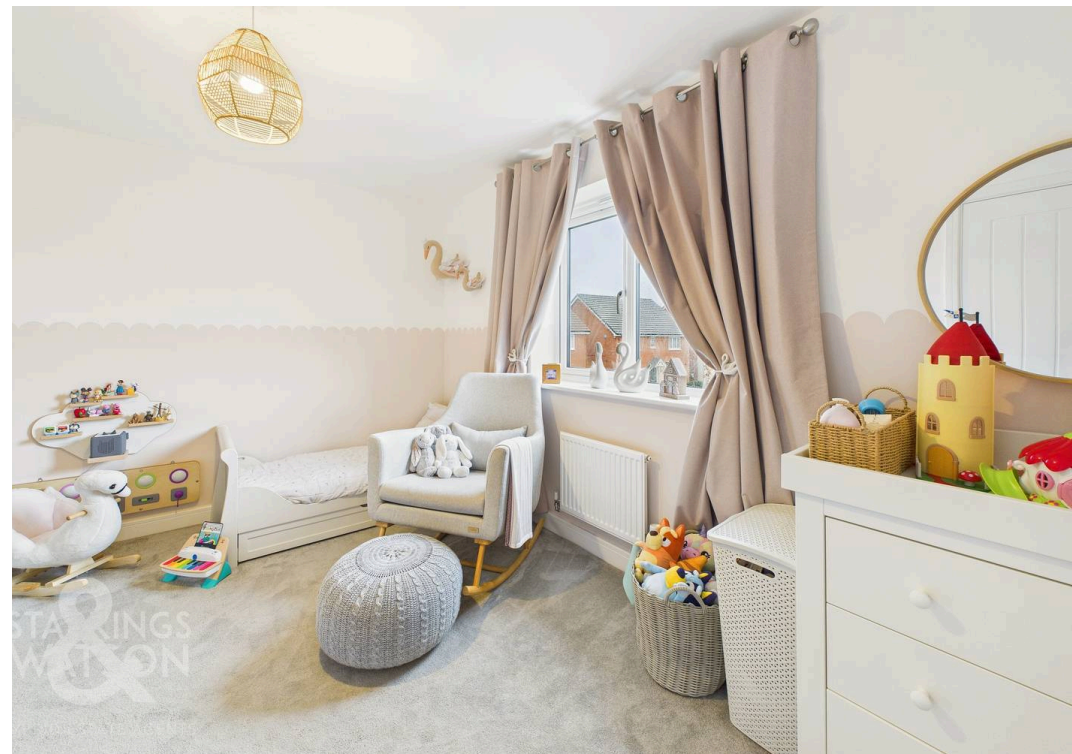
VIRTUAL TOUR

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

AGENTS NOTES

The house has CAT8 hard wired internet throughout including the garage to future proof the property supporting up to 10Gb future speeds.







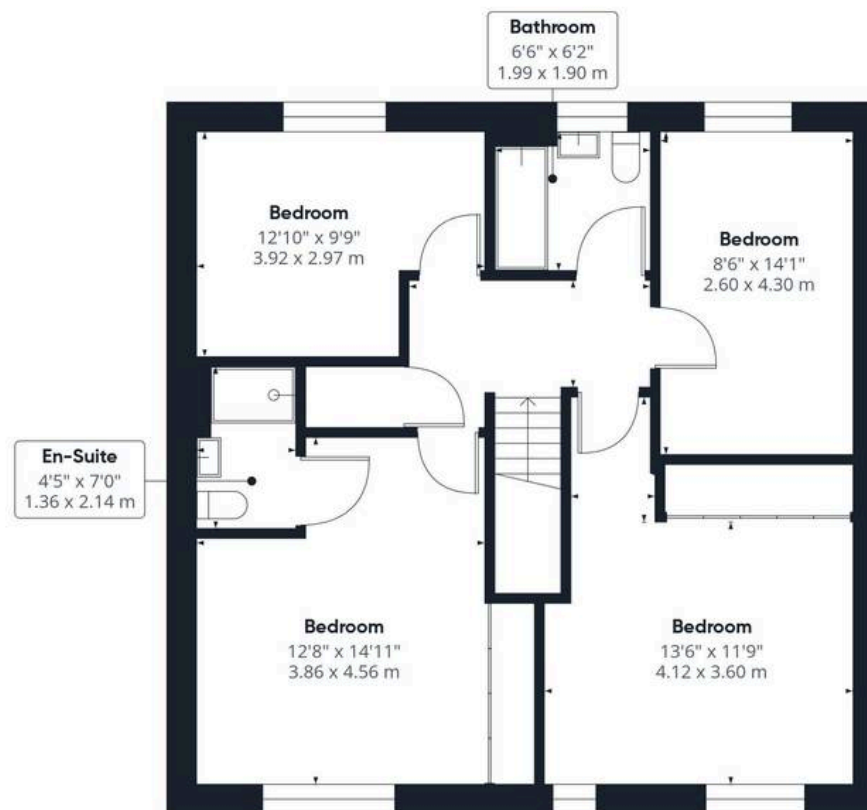
THE GREAT OUTDOORS

Stepping outside, the landscaped rear garden offers a totally private outlook and south facing rear aspect enjoying floods of sunlight in the summer months. The newly laid flagstone patio wraps around the rear of the home, providing the perfect place for outdoor furniture to enjoy the summer months. The garden includes a dedicated play area which has wood chipped flooring and enclosed by wooden planters and archway. Pedestrian access is available to the garage. The remainder of the garden is predominantly laid to a well maintained lawn with a border offering a range of colourful shrubs and plantings. A wooden archway leads to a shingled area ideal for storage or for use as an entertaining space.





Ground Floor



Floor 1

Approximate total area⁽¹⁾

1551 ft²
144.2 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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