



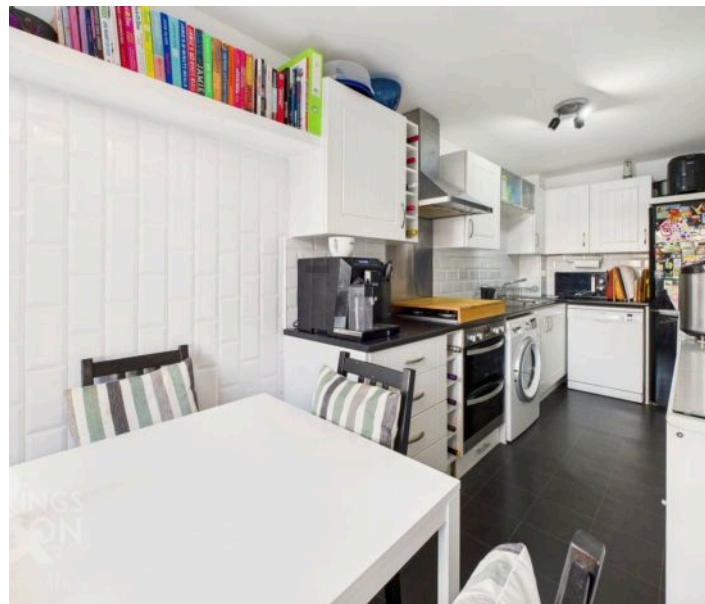
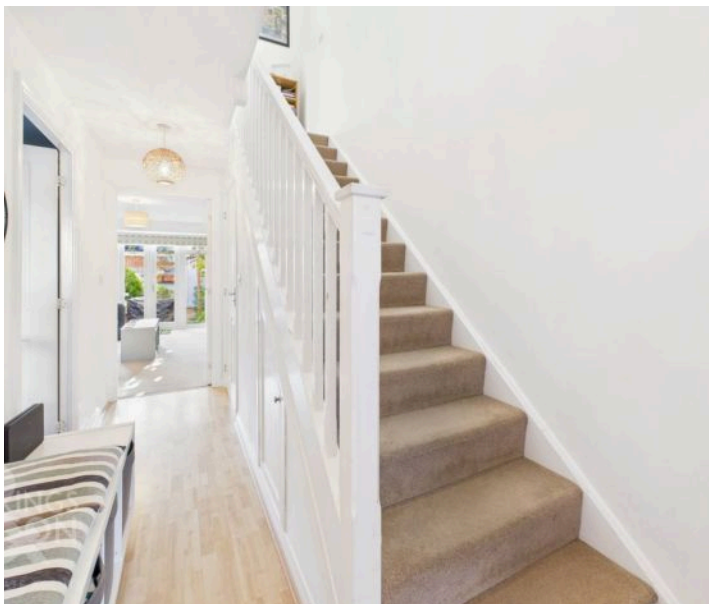
Redpoll Road, Costessey - NR8 5FZ



Redpoll Road

Costessey, Norwich

Offering over 1,000 Sq. Ft of living accommodation, this MID-TERRACE TOWNHOUSE is deceptively spacious and IMMACULATEDLY PRESENTED. This VERSATILE LAYOUT is spread over three floors and has been LOVINGLY MAINTAINED by the current vendors. Stepping inside, the LIGHT and BRIGHT HALLWAY ENTRANCE includes stairs rising to the first floor, with a conveniently located W.C. The versatile 16' OPEN PLAN KITCHEN and DINING ROOM includes INTEGRATED APPLIANCES. To the rear of the home, the 13' SITTING ROOM is flooded with natural light from FRENCH DOORS opening to the garden. The first floor accommodation includes two well proportioned BEDROOMS, serviced by a three piece FAMILY BATHROOM. The MAIN BEDROOM can be found on the second floor, with a light and airy feel from PART-VAULTED CEILINGS and VELUX WINDOWS, the open DRESSING ROOM leads to a three piece ENSUITE SHOWER ROOM for added convenience. Outside, TWO ALLOCATED PARKING SPACES can be found close by, whilst the rear GARDEN is PRIVATE and FULLY ENCLOSED, enjoys a SOUTH FACING ASPECT providing plenty of sunshine.



Council Tax band: C

Tenure: Freehold

EPC Energy Efficiency Rating: B

- Mid-Terrace Townhouse
- Over 1,000 Sq. Ft (stms) Of Living Accommodation
- 13' Sitting Room with French Doors
- 16' Kitchen/ Dining Room With Integrated Appliances
- Three Bedrooms
- Main Bedroom With Dressing Room & Ensuite Bathroom
- W.C, Family Bathroom & Ensuite Shower Room
- Two Allocated Parking Spaces

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.



SETTING THE SCENE

The property can be found set back from the road, offering a range of shrubs and plantings bisected with a pathway leading to the main entrance under an open porch.

THE GRAND TOUR

Stepping inside, the accommodation opens to the light and bright hallway entrance, with stairs rising to the first floor, an integrated storage cupboard beneath in addition to a convenient two piece W.C. Hard flooring runs underfoot for ease of maintenance with a door to the left opening to the 16' open plan kitchen and dining space. The kitchen itself offers a range of wall and base storage cupboards in addition to integrated cooking appliances with an oven, hob and extractor above. Undercounter space is also available for white goods including a dishwasher and washing machine as well as space for a large fridge freezer. The kitchen offers ample worktop space perfect for food preparation with fully tiled splashbacks, and tile effect flooring underfoot. Further room is available at the end of this space for a formal dining table with fitted units providing useful storage space. At the end of the hallway, the 13' sitting room enjoys a neutral theme with carpeted flooring underfoot. The space allows for a range of soft furnishing layouts whilst uPVC double glazed French doors flood the room with natural light and provide views of the greenery.

Ascending the stairs to the carpeted first floor landing, doors open to two well sized bedrooms, the first double room enjoys a rear facing aspect, carpeted flooring and storage furniture. Further down the hall, the third bedroom overlooks the front of the property and is currently used as an office/ study. Located centrally from the landing, the three piece family bathroom includes a shower over the bath with tile effect flooring underfoot. Rising to the top floor, the spacious main bedroom enjoys part vaulted ceilings and large Velux windows.

Integrated storage space can be found in the corner of the room with the open dressing space perfect for storage furniture and leading to the three piece ensuite bathroom, including an inset shower cubicle with a folding glass splashback and integrated vanity storage cupboards.

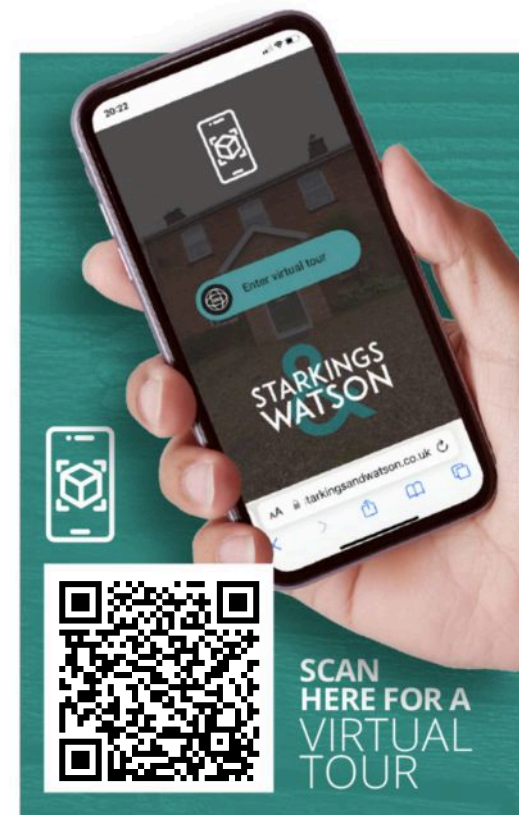
FIND US

Postcode : NR8 5FZ

What3Words : ///quietest.analogy.wiggly

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, initially offering a flagstone patio perfect for outdoor furniture to enjoy the summer months whilst a wooden pergola is positioned overhead. The remainder of the garden is primarily laid to shingle with a range of colourful shrubs and plantings surrounding the space. There is also a rear passageway leading out to the adjacent allocated parking.

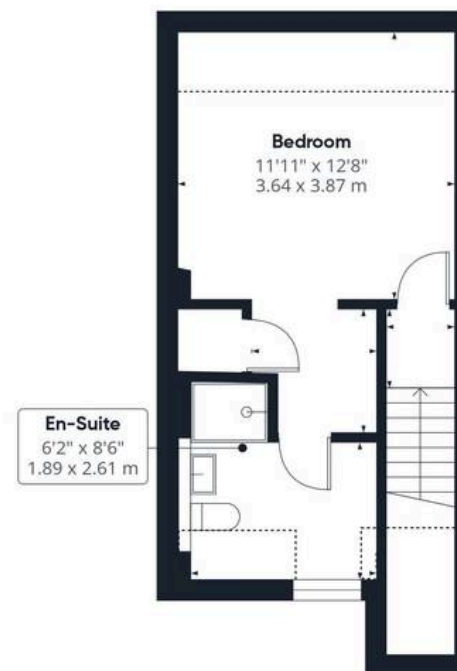




Ground Floor



Floor 1



Floor 2

Approximate total area⁽¹⁾

1002 ft²
92.9 m²

Reduced headroom

46 ft²
4.3 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



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.