



Redpoll Road, Costessey - NR8 5FZ



Redpoll Road

Costessey, Norwich

Privately positioned with a rarely available PEDESTRIANISED FRONTAGE, this MID-TERRACE HOUSE is presented in TURNKEY condition, having been lovingly UPDATED and MODERNISED by the current vendors. Internally comprising a HALLWAY ENTRANCE with a conveniently located two piece W.C and stairs rising to the first floor. To the right, the FULLY FITTED KITCHEN includes INTEGRATED APPLIANCES, leading beyond to the 15' SITTING and DINING ROOM, flooded with natural light from FRENCH DOORS, and boasting a useful INTEGRATED STORAGE CUPBOARD. Heading upstairs, the GALLERIED LANDING offers further storage, whilst doors open to THREE BEDROOMS and the recently refitted FAMILY BATHROOM. The MAIN BEDROOM includes a modern three piece ENSUITE SHOWER ROOM. Stepping outside, the REAR GARDEN is FULLY ENCLOSED, offering a PRIVATE OUTLOOK, with gated access leading out to the ALLOCATED PARKING and ENBLOC GARAGE.



Council Tax band: C

Tenure: Freehold

EPC Energy Efficiency Rating: B

- Mid-Terrace Home
- Discreet Positioning With a Pedestrianised Frontage
- 15' Sitting/ Dining Room With French Doors
- Fully Fitted Kitchen With Integrated Appliances
- Three bedrooms
- Ground Floor W.C, Family Bathroom & Ensuite Shower Room
- Landscaped Private & Enclosed Rear Garden
- Allocated Parking & Enbloc Garage

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 from this pedestrianised walkway, offering a low maintenance laid to lawn frontage, bisected with a flagstone patio walkway leading up to the main entrance under an open porch.



THE GRAND TOUR

Stepping inside, the light and bright hallway offers hard flooring underfoot for ease of maintenance, with a conveniently located two piece W.C and stairs rising to the first floor adjacent. To the right, the fully fitted kitchen offers a range of wall base storage cupboards and integrated appliances including an oven, four burner gas hob, extractor and dishwasher with further space available for an American style fridge/freezer and under counter space for a washing machine. At the end of the hallway, a door opens to the 15' open plan sitting and dining room, including ample space for formal dining and soft furnishings with useful integrated storage below the stairs, uPVC double glazed French doors and windows ensure the room is well lit.

Ascending the stairs to the galleried first floor landing, loft access can be found above whilst a useful airing cupboard can be found centrally. Straight ahead, the spacious main bedroom offers room for a double bed and storage furniture with a separate door opening to the modernised three piece ensuite shower room. With floor to ceiling tiling and an inset shower cubicle with a glass door, vanity storage below the sink and a wall mounted heated towel rail. Two further rooms open from the landing, the second bedroom enjoys a front facing aspect with uPVC double glazed windows with space for a double bed. The third bedroom offers fitted carpeted flooring, further double glazed windows and a radiator. Completing the accommodation, the three piece family bathroom includes a shower over the bath with a glass splashback, vanity storage below the sink, tiled flooring and a wall mounted heated towel rail.

FIND US

Postcode : NR8 5FZ

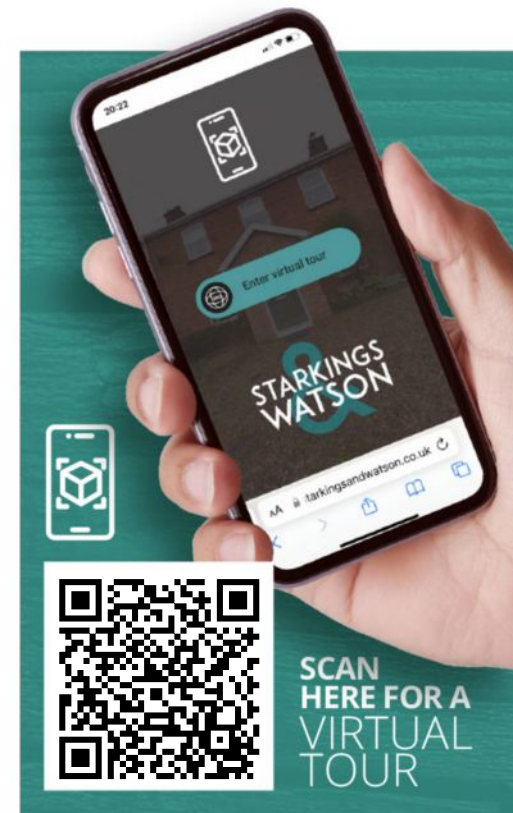
What3Words : ///saying.alleges.makeovers

VIRTUAL TOUR

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

AGENTS NOTES

The property currently has tenants in situ, and would be an ideal purchase for an investor / landlord. Ground rent is FIXED at £50 per year (no contractual increases). Estate Service charge varies but for 2025 was £73.16 for the year.



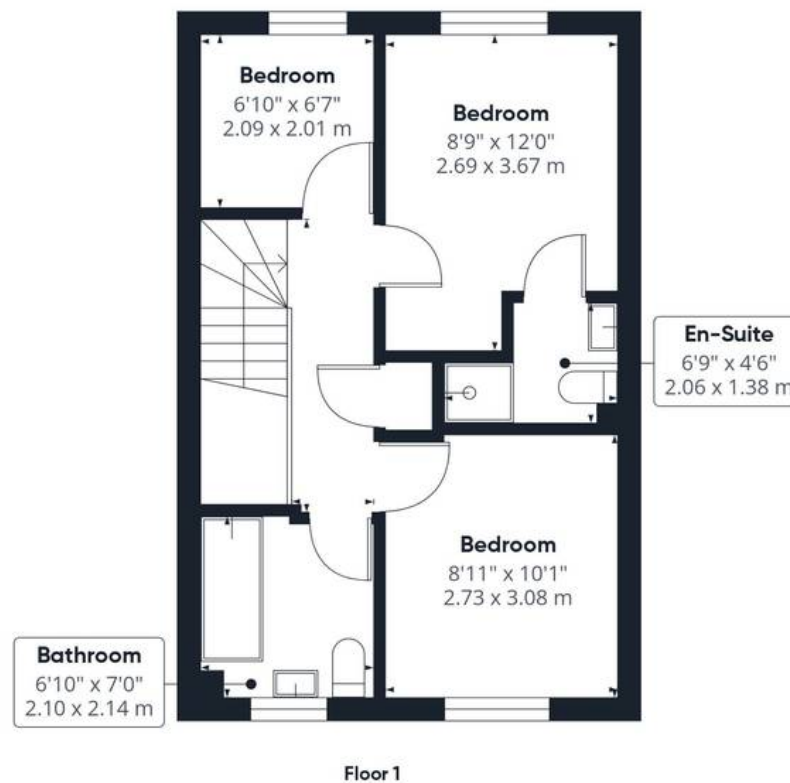
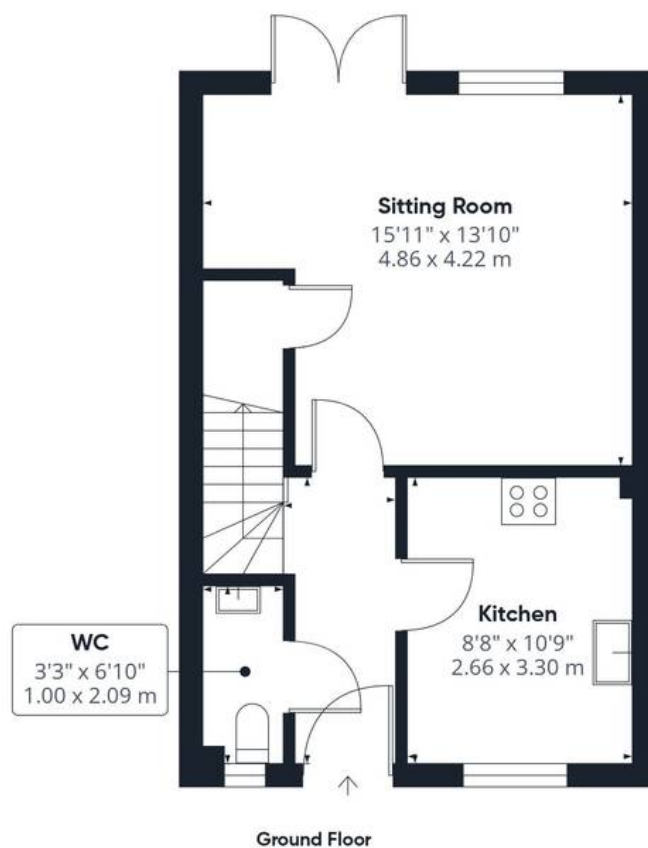




THE GREAT OUTDOORS

Stepping outside, the rear garden is private and fully enclosed, offering access from a wooden latch and brace gate out to the allocated parking and enbloc garage. The garden itself is predominantly laid to a well maintained lawn with wooden sleeper enclosed borders boasting a range of plantings and shrubs, progressing to a further shingled area and flagstone patio perfect for outdoor furniture to enjoy the summer months.





Approximate total area⁽¹⁾
739 ft²
68.7 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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