



St. Simon Close, Costessey - NR8 5ES

**STARKINGS
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HYBRID ESTATE AGENTS



St. Simon Close

Costessey, Norwich

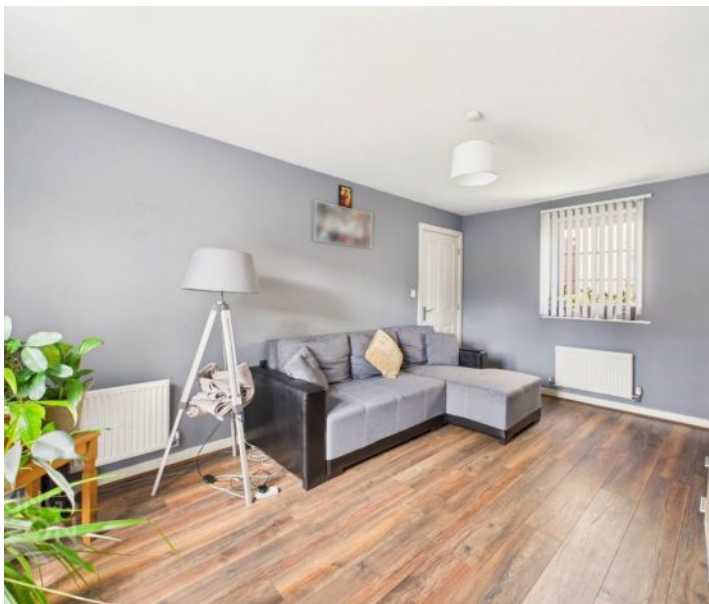
Situated off the main street giving extra PRIVACY this MID-TERRACE HOME sits just a few moments walk from all local amenities within this ever popular development including shops, school and public transport links whilst still only being a few moments from Longwater retail park and the A47 for those travelling for work. With a full range of UPDATED FLOORING on the ground floor TWO DUAL ASPECT RECEPTION ROOMS can be found including a 15' SITTING ROOM backing into the rear garden through French doors with an OPEN KITCHEN/DINING ROOM on the adjacent side of the home. From the landing, all THREE BEDROOMS within the home can be found with the main bedroom enjoying use of a JULIETTE STYLE BALCONY and EN-SUITE SHOWER ROOM alongside the three piece FAMILY BATHROOM and ground floor WC. The garden, due to the position of the home, is somewhat LARGER THAN AVERAGE with renewed timber fencing for security and peace of mind while the ALLOCATED OFF ROAD PARKING can be found in the courtyard to the rear in front of the GARAGE.

Council Tax band: C

Tenure: Freehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating: C



- Mid-Terrace House
- Tucked Away Off Street Location
- 15' Dual Aspect Sitting Room With French Doors To Rear Garden
- Open Kitchen/Dining Room
- Three Bedrooms
- Family Bathroom, En-Suite & WC
- Generous Rear Garden With Renewed Timber Panel Fencing
- Allocated Off Road Parking & Garage

The development of Queens Hills is located on the fringes of Costessey. Local schooling is 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 a supermarket, whilst the A47 leads to Norwich and the A11.

SETTING THE SCENE

The property can be found in a tucked away section of this popular development with only footpath access coming to the front of the home. Low level shrubs create the border from the walkway to the front garden with flagstone walkway taking you towards the front door with awning above.



THE GRAND TOUR

Once inside a full range of renewed hard wearing flooring can be found laid to the ground floor with access to each of the main living areas splitting in each direction and stairs for the first floor with handy built in storage cupboard directly ahead. Turning to the left, a 15' dual aspect sitting room is the first space to greet you. This room, due to its size, is conducive to a potential choice of layout of soft furnishings with large uPVC double glazed window to the front and French doors taking you into the rear garden. The adjacent side of the property is home to the kitchen and dining room where initially the floor space opens towards the front of the room to leave more than enough space for a formal breakfast or dining table, whilst a range of wall and base mounted storage units emerge towards the rear of the property where currently integrated cooking appliances can be found with room and plumbing for freestanding appliances such as a washing machine, tumble dryer, dishwasher and fridge/freezer. A secondary lobby leads you towards a secondary rear access door whilst nestled behind the stairs a two piece WC can be found with low level radiator and frosted glass window to the outside.

All three bedrooms can be found off from the split landing with the two smaller rooms coming towards the left hand side first encountering the single bedroom laid with carpeted flooring overlooking the rear gardens. The space is large enough to accommodate a single bed with additional storage solutions, however could make the ideal home office or nursery setup. The first of the double bedrooms comes towards the front of the home with built in storage and large open floor space.

The main bedroom sits on the adjacent side of the property however this room benefits from the use of a Juliette Style balcony and large open flooring more than more than capable of holding a double bed with additional storage solutions. This room also benefits from an en-suite shower room with a part tiled surround, low level radiator, vanity storage and wood effect flooring. The family bathroom is also found on this side of the property, a three piece suite mirroring the en-suite décor with wood effect flooring, part tiles around with vanity storage and a wall mounted radiator.

FIND US

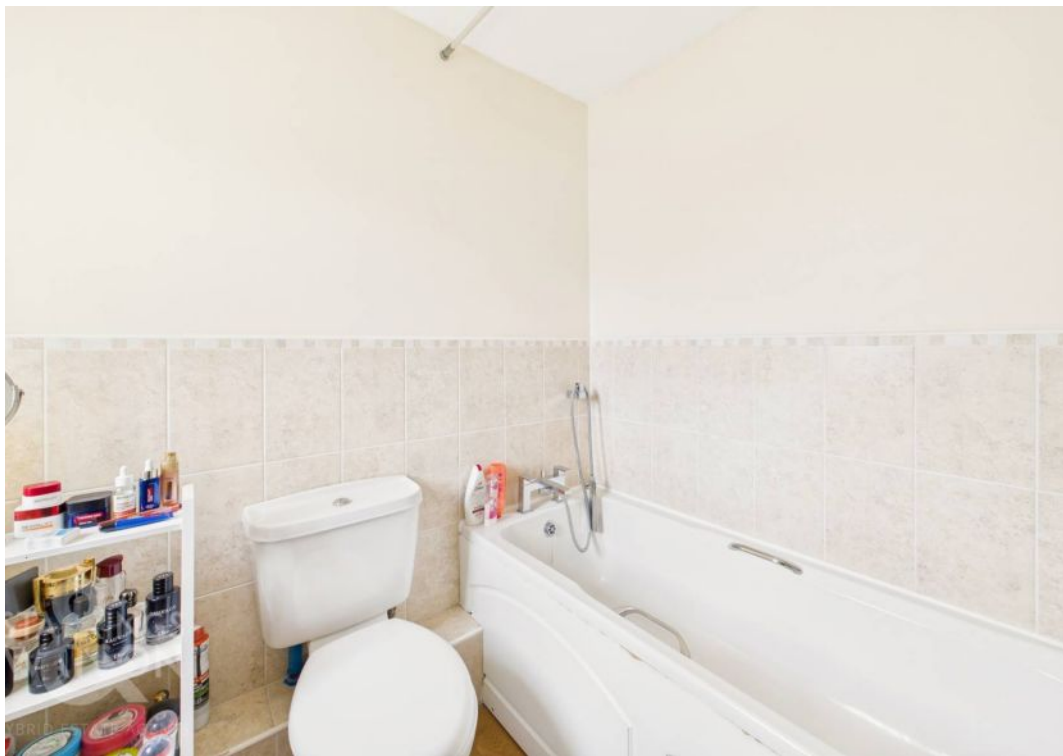
Postcode : NR8 5ES

What3Words : ///club.applies.incensed

VIRTUAL TOUR

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



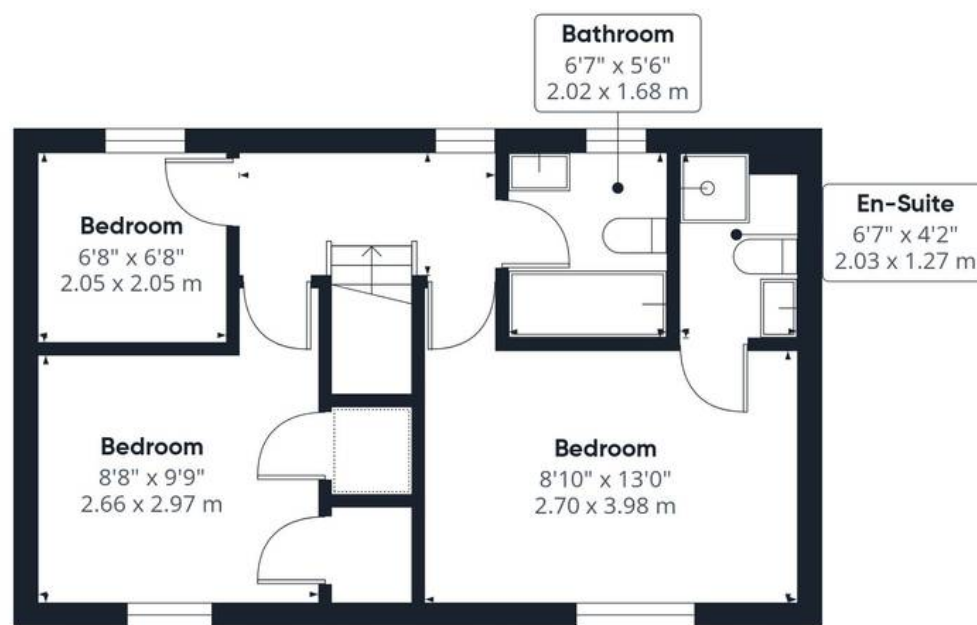
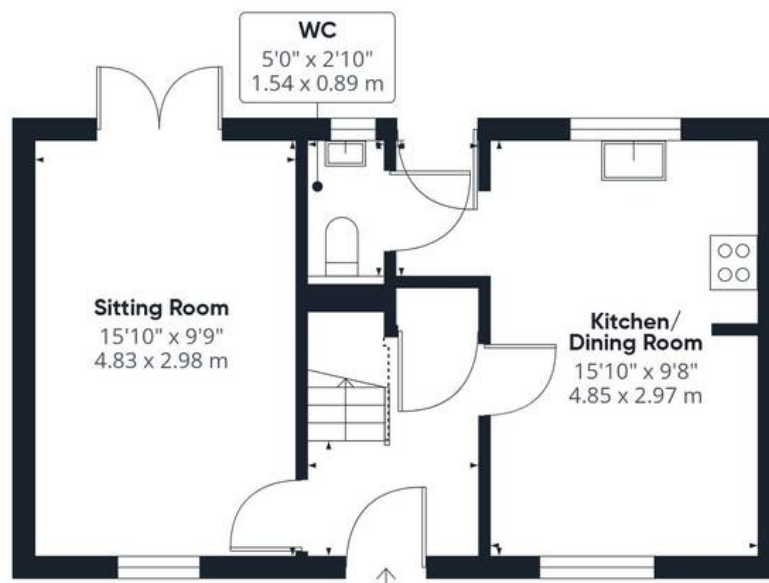




THE GREAT OUTDOORS

The rear garden due to the position of the home is slightly larger than one may expect with newly renewed timber panel fencing fully enclosing the space and large open lawn ideal for entertaining family and friends with timber swinging gate taking you towards the parking and garage at the rear.





Approximate total area⁽¹⁾

779 ft²

72.4 m²

Reduced headroom

13 ft²

1.2 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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