



Bittern Road, Costessey - NR8 5FL



Bittern Road

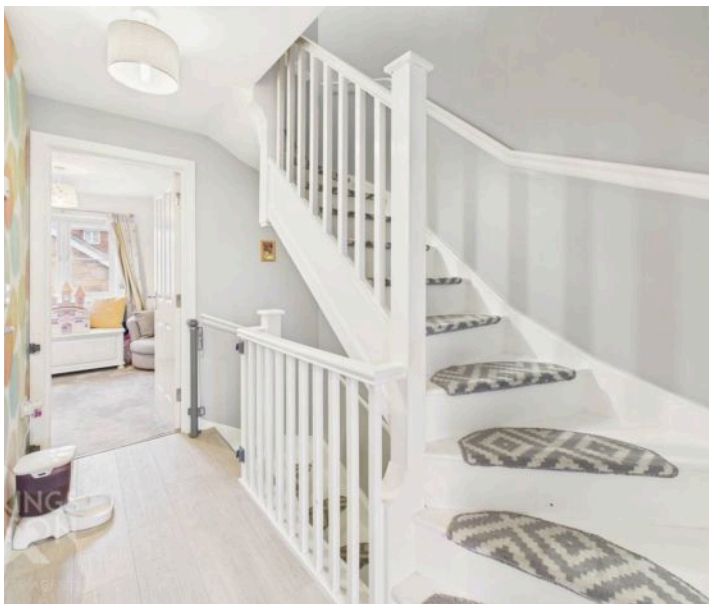
Costessey, Norwich

Situated in this ever popular development sits this impressive SEMI-DETACHED TOWNHOUSE with accommodation spanning over 1000 Sq. ft across THREE LEVELS. The main living space backs onto the garden at the rear of the home in the form of a sizeable 16' SITTING/DINING ROOM with kitchen boasting INTEGRATED APPLIANCES to the front of the home. Across the next two levels a total of THREE DOUBLE BEDROOMS can be found all having use of the FAMILY BATHROOM and GROUND FLOOR WC with the main bedroom boasting a walk-in DRESS ROOM with fitted storage and EN-SUITE SHOWER ROOM. The rear garden is FULLY ENCLOSED and offered in an attractive yet LOW-MAINTENANCE CONDITION with access at the very rear taking you towards the DRIVEWAY and GARAGE.

Council Tax band: C

Tenure: Freehold

EPC Energy Efficiency Rating: C



- Semi-Detached Townhouse
- 1000 Sq. Ft Of Accommodation Split Over Three Levels (stms)
- Separate 16' Sitting/Dining Room & Kitchen With Integrated Appliances
- Three Double Bedrooms
- Family Bathroom, En-Suite & WC
- Private, Low-Maintenance Rear Garden
- Off Road Parking & Garage
- Close To All Amenities & Schools

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 street where a low maintenance shingle frontage is lined with a flagstone walkway taking you towards the front door with pitched awning above. To the left of the neighbouring home an access way takes you towards the rear of the property where off road parking comes in the form of a brick weave driveway sat in front of the detached garage with timber swinging gates leading you through the rear garden to property.



THE GRAND TOUR

Once inside the central hallway is the first space to view, laid with all wooden effect flooring flowing through to the main living area with the entrance space being tastefully decorated by the current owners and offering coat storage with a built in storage wardrobe just beyond the two piece WC featuring a low level radiator and frosted glass window to the front of the home. Sat opposite the stairs is the kitchen complete with a mixture of wall and base mounted storage units giving way to integrated appliances to include an oven and hob with extraction above whilst leaving room and plumbing for further appliances such as a washing machine, dishwasher and fridge/freezer. The main living area comes to the very rear of the home in the form of a bright and open sitting/dining room with ample floor space, more than large enough to accommodate a sitting room and formal dining room suite backing onto the rear garden through a set of glass panelled French doors with large floor to ceiling uPVC double glazed windows either side allowing natural light to flood this room.

The first floor landing splits in each direction takes you into two similarly sized double bedrooms. The slightly larger comes towards the rear of the home overlooking the gardens laid with all carpeted flooring and leaving more than enough room for a double bed with further storage solutions similarly to the room at the front of the home, however currently used as an office and family room this space could easily accommodate a similarly sized bedroom suite. Sat between both bedrooms is the three piece family bathroom suite complete with a part tiled surround featuring wall mounted vanity storage and a low level radiator.

The second floor landing loops back around onto itself to reveal the main bedroom suite. This space is impressive in size and features part vaulted ceilings with open wooden effect flooring leaving again more than enough room for a large double bed with additional soft furnishings and storage solutions, with a handy built in storage cupboard. Towards the rear of the home an opening leads you through to a walk in dressing room area complete with floor to ceiling mirrored wardrobes before taking you into the en-suite shower room again boasting a handy built in storage cupboard, large open shower tray, low level radiator and Velux window to the rear.

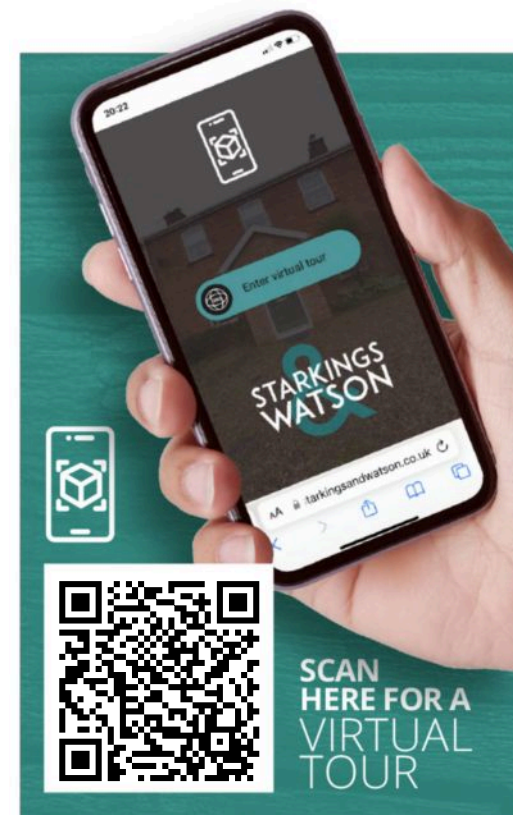
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VIRTUAL TOUR

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







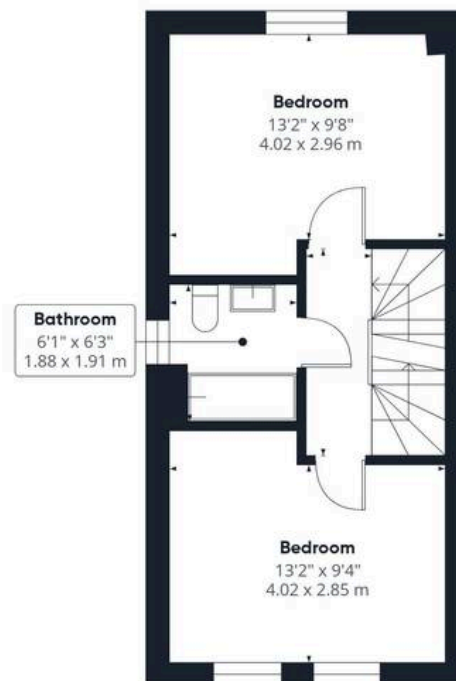
THE GREAT OUTDOORS

The rear garden is fully enclosed to both sides and the very rear with a mixture of timber panel fencing and external garage brick wall. The garden is offered in an attractive yet low maintenance condition with flagstone patio and artificial lawn leading you towards the side of the garden where gentle steps take you up towards an elevated section off the garden where a personal access door to the garage can be found as well as swinging gates taking you towards the driveway and off road parking.





Ground Floor



Floor 1



Floor 2

Approximate total area⁽¹⁾

1000 ft²
92.8 m²

Reduced headroom

14 ft²
1.3 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





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