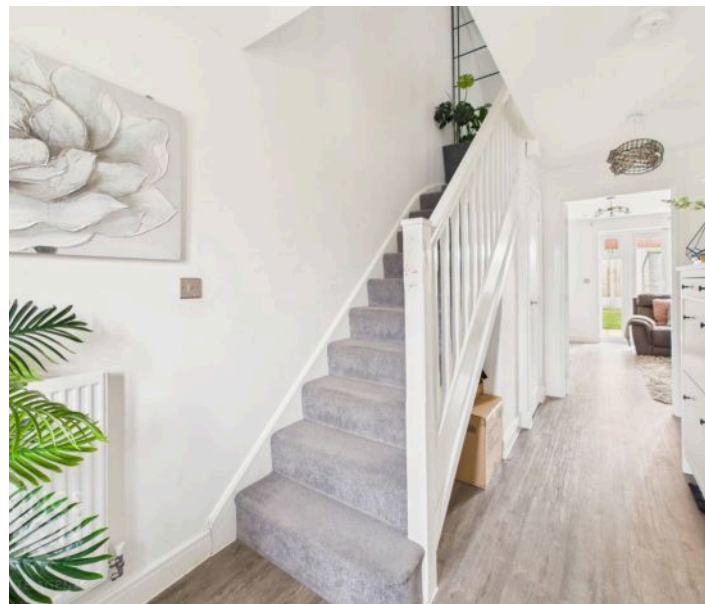
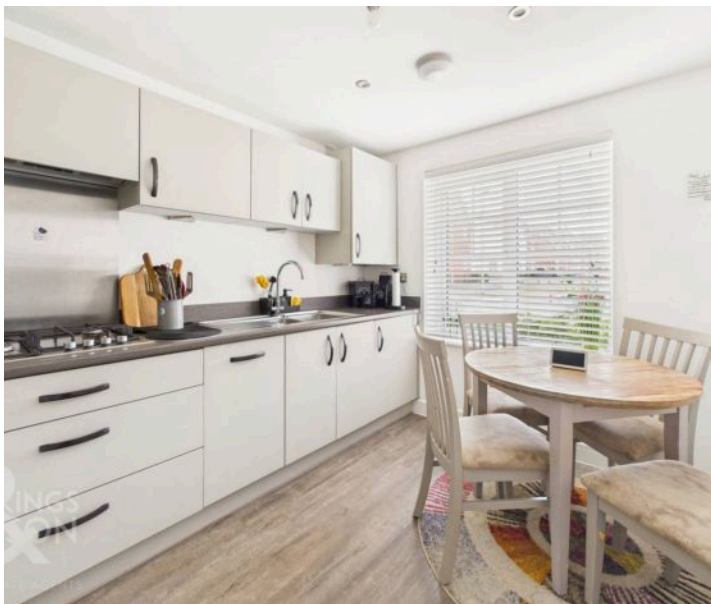




Ascension Avenue, Norwich - NR5 0WH



Ascension Avenue

Norwich

IMMACULATELY PRESENTED, this 2022 built SEMI-DETACHED TOWNHOUSE offers 6 Years NHBC warranty remaining. Comprising over 1,000 Sq. Ft (stms) of living accommodation, you are greeted by a spacious HALLWAY ENTRANCE with a convenient W.C and stairs rising to the upper floor. The heart of the home lies in the impressive kitchen and dining room, boasting INTEGRATED APPLIANCES. The inviting 15' DUAL ASPECT SITTING ROOM is bathed in natural light, with FRENCH DOORS leading out, seamlessly blending indoor and outdoor living. Heading upstairs, you will find two light and bright DOUBLE BEDROOMS with a stylish three-piece FAMILY BATHROOM for added convenience. The second floor is home to the generous 16' MAIN BEDROOM, also enjoying a DUAL ASPECT with PART VAULTED CEILINGS and VELUX WINDOWS, whilst including its own ENSUITE shower room. Externally, the property also benefits from TWO ALLOCATED PARKING SPACES, ensuring convenience for residents, in addition to a PRIVATE and ENCLOSED rear GARDEN.

Council Tax band: C

Tenure: Freehold

EPC Energy Efficiency Rating: B

- 2022 Built Semi-Detached Townhouse
- In Excess of 1,000 Sq. Ft (stms)
- 6 Years NHBC Warranty Remaining
- 15' Dual Aspect Sitting Room
- Kitchen/ Diner with Integrated Appliances
- Three Double Bedrooms
- 16' Main Bedroom with Ensuite Shower
- Two Allocated Parking Spaces
- Significantly Upgraded Throughout

Being located centrally within Costessey, where within a short walk you will find various local amenities including shops, hardware store, post office etc. Local schooling is located close by up to secondary level, whilst a wealth of public transport leads to Norwich and the nearby Retail Parks.

SETTING THE SCENE

The property can be found set back from the road with a laid to lawn frontage and a flagstone pathway bordered with shrubs and plantings leading to the main entrance under an open porch.



THE GRAND TOUR

Stepping inside, you are greeted by the light and bright hallway entrance with stairs rising to the first floor and hard flooring underfoot for ease of maintenance. Integral storage can be found from the cupboard to the right and under the stairs, with the addition of a conveniently located two piece W.C. Stepping into the open kitchen and diner, the room enjoys plenty of natural light from uPVC double glazed windows. The kitchen itself offers a range of wall and base storage cupboards and integral appliances including a dishwasher, fridge, freezer, double oven, hob and extractor above with plenty of space available for formal dining. At the end of the hallway, a doorway leads to the generously proportioned 15' sitting room, enjoying a dual aspect and benefitting from ceiling mounted LED spotlights and French doors leading out to the garden. The room itself offers plenty of space for soft furnishings as well as storage furniture.

Ascending the stairs to the carpeted first floor landing, doors open to two double bedrooms. The larger room can be found at the rear of the home offering continued carpeted flooring with ample space for a double bed and further storage furniture, also enjoying a dual aspect. The second bedroom enjoys front facing aspect with continued carpeted flooring and space for a double bed. Located centrally from the hallway, the three piece bathroom includes a shower over the bath with a glass splashback and a wall mounted heated towel rail.

The final set of stairs leads up to the 15' main bedroom, with part vaulted ceilings and Velux windows creating a superb sense of space. Generous integral wardrobes can be found to the left hand side with space available for further dressing furniture and storage. To the corner of the room, a door opens to the three piece ensuite shower room offering an inset shower cubicle, vanity storage below the sink and a further heated towel rail.

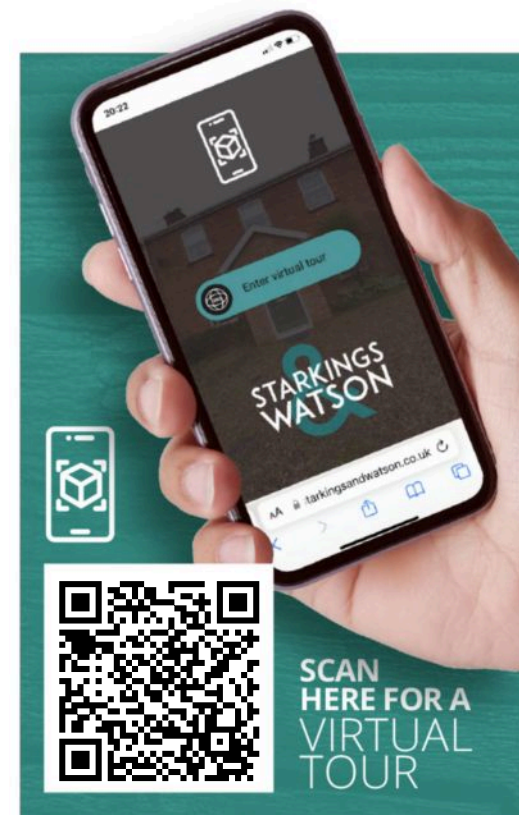
FIND US

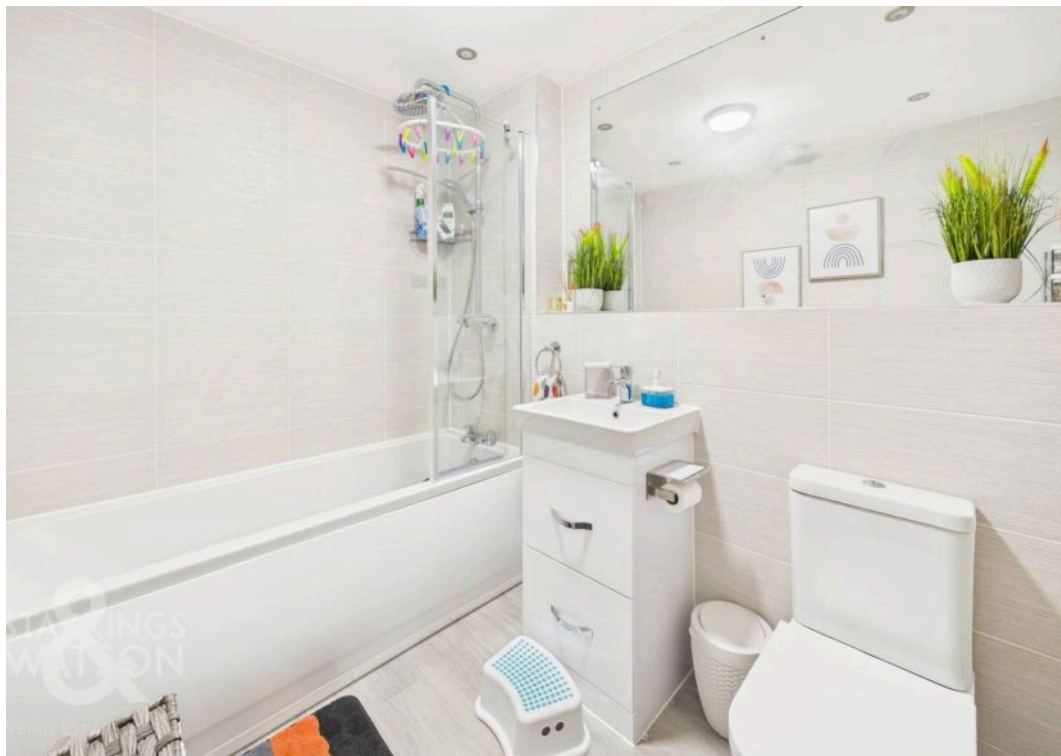
Postcode : NR5 0WH

What3Words : ///park.unloads.rips

VIRTUAL TOUR

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







THE GREAT OUTDOORS

Stepping outside, the private garden is fully enclosed with brick wall and timber panel fencing with a useful storage shed to the immediate left. The garden itself is primarily laid to a well kept lawn with a flagstone patio allowing space for outdoor furniture to enjoy the summer months and a wooden latch and brace gate at the side leads out to the allocated parking.

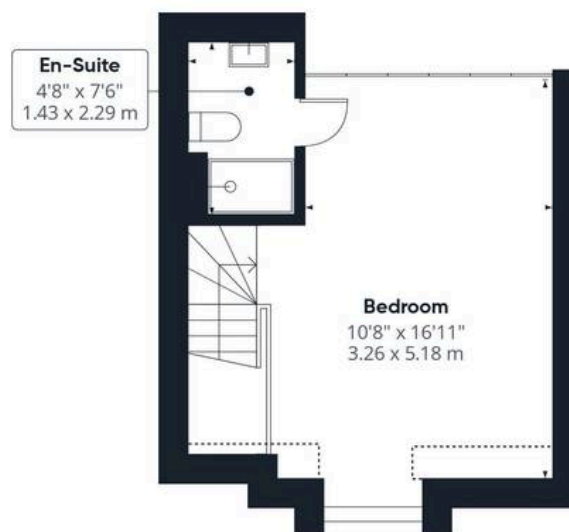




Ground Floor



Floor 1



Floor 2

Approximate total area⁽¹⁾

1039 ft²

96.6 m²

Reduced headroom

21 ft²

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



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 and 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.