



Sir Alfred Munnings Road, Costessey - NR8 5EE

**STARKINGS
& WATSON**

HYBRID ESTATE AGENTS



Sir Alfred Munnings Road

Costessey, Norwich

Well positioned within this ever popular residential setting, this TERRACED TOWNHOUSE is ideally situated within WALKING DISTANCE to AMENITIES, LOCAL SCHOOLING and TRANSPORT LINKS, making it a perfect choice for families seeking both convenience and comfort. Step through the welcoming HALLWAY ENTRANCE, which features a convenient W.C and stairs rising to the upper floors. The spacious 15' SITTING ROOM, with attractive WOOD EFFECT FLOORING, offers a bright and airy setting for relaxation, opening into the 17' OPEN PLAN KITCHEN/DINING ROOM. This superb entertaining space is fitted with INTEGRATED APPLIANCES and boasts EXTENSIVE STORAGE, whilst FRENCH DOORS provide effortless access to the garden ideal for seamless indoor-outdoor living. Upstairs, FOUR BEDROOMS are arranged over two floors, offering versatility for growing families or those needing a home office or guest accommodation. The THREE PIECE FAMILY BATHROOM includes a shower over the bath for added practicality.



The SECOND FLOOR MAIN BEDROOM is a true retreat, featuring VELUX WINDOWS that flood the space with natural light and a PRIVATE ENSUITE SHOWER ROOM for added luxury and privacy. Stepping outside, the GARDEN is PRIVATE and FULLY ENCLOSED with access from the rear to TWO ALLOCATED PARKING spaces.

Council Tax band: D

Tenure: Freehold

EPC Energy Efficiency Rating: C

- Terraced Townhouse Perfect For Families
- Within Walking Distance To Amenities, Local Schooling & Transport Links
- 15' Sitting Room
- 17' Open Plan Kitchen/ Dining Room With French Doors
- Four Bedrooms Arranged Over Two Floors
- Ground Floor W.C, Family Bathroom & Ensuite Shower Room
- Private & Enclosed Rear Garden
- Two Allocated Parking Spaces To Rear



SETTING THE SCENE

Set back from the road behind an attractive wrought iron fence, the property is approached via a neat pathway that leads directly to the main entrance, which is sheltered under an inviting open porch.

THE GRAND TOUR

Stepping inside, the welcoming entrance hall provides an ideal space to greet guests, featuring stairs rising to the first floor and a convenient two piece W.C. Low maintenance wood effect flooring runs underfoot and flows seamlessly through to the front facing 15' sitting room. This versatile living space accommodates a variety of soft furnishing configurations, is brightened by uPVC double glazed windows and currently houses a desk/home office set up. A further door leads directly into the heart of the home, the 17' open plan kitchen and dining room that is perfectly designed for entertaining, finished with tiled flooring throughout. The kitchen itself boasts an extensive range of wall and base units, complemented by wrap around worktops and neat tiled splashbacks. A suite of integrated appliances includes an oven, a four burner gas hob with an extractor overhead and a dishwasher. There is also ample space for a freestanding fridge/freezer, a useful under stairs storage cupboard and plenty of room for a formal family dining table, with French doors opening directly out to the rear garden.

Ascending the stairs to the carpeted first floor landing, a centrally located airing cupboard can be found alongside doors opening to three well proportioned bedrooms. Each room on this level features uPVC double glazed windows, radiators and carpeted flooring underfoot. Serving these bedrooms is a modern three piece family bathroom, complete with a shower over the bath, tiled splashbacks and a wall mounted heated towel rail.

Ascending to the second floor landing, a door opens directly into the main bedroom suite. This expansive 17' retreat features continued carpeted flooring, charming part vaulted ceilings and large Velux windows that flood the room with natural light. Ample space is available for a large double bed, freestanding storage furniture, and a study desk, whilst a further internal door leads directly into a private ensuite shower room, complete with a three piece suite and a glass enclosed shower cubicle.

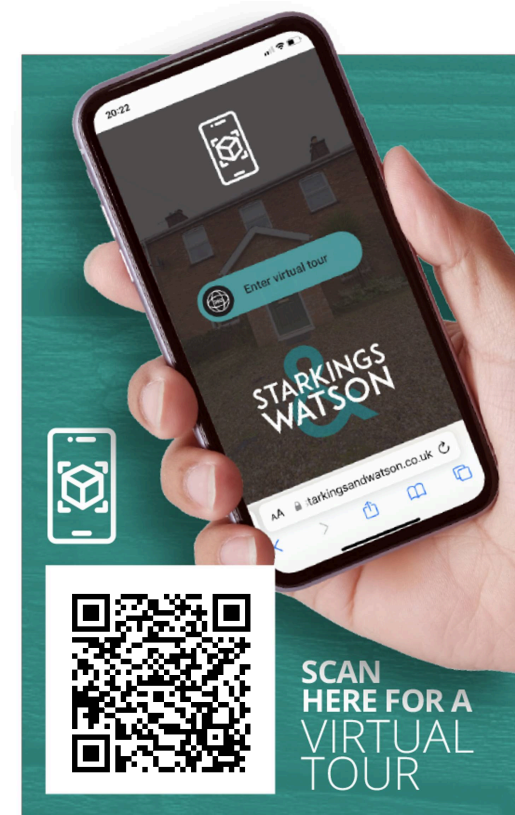
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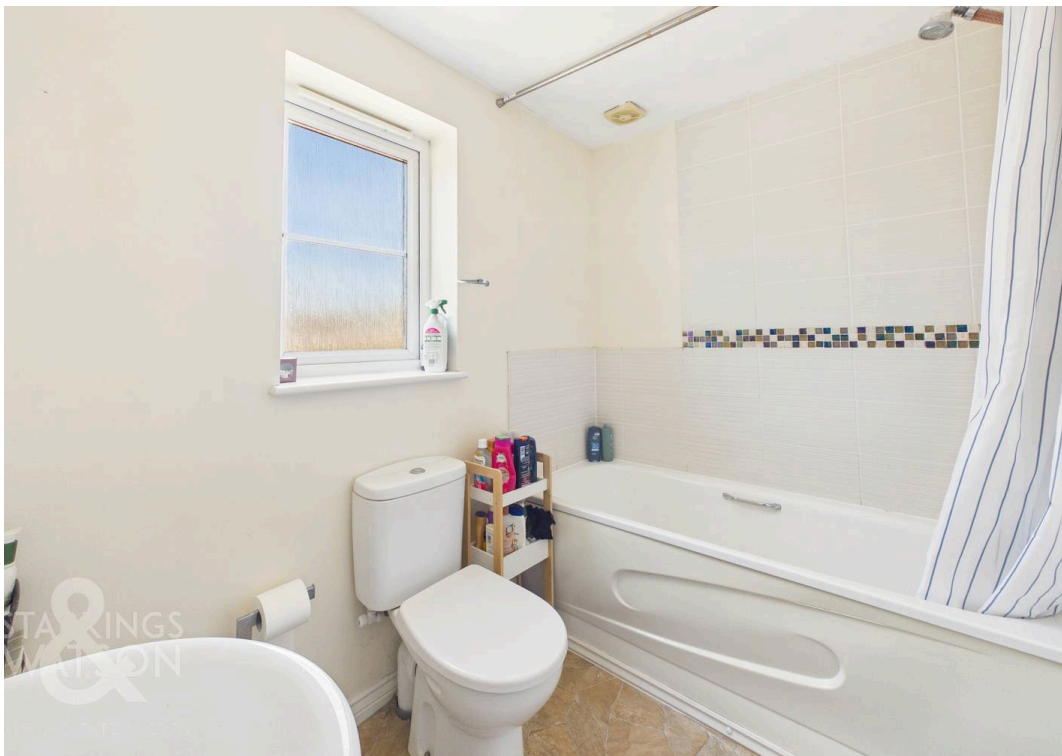
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VIRTUAL TOUR

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







THE GREAT OUTDOORS

Stepping outside, the private and fully enclosed rear garden is bordered by timber panel fencing, initially opening onto a flagstone patio with an adjacent raised wooden decking area, an ideal spot for outdoor furniture and relaxing during the warmer months. The remainder of the garden is predominantly laid to a well kept lawn, featuring a practical timber storage shed at the foot of the plot. Completing the outdoor space, a wooden latch and brace gate to the rear provides convenient, direct access to the property's two allocated parking spaces.





Ground Floor



Floor 1



Floor 2

Approximate total area⁽¹⁾

1181 ft²
109.9 m²

Reduced headroom

85 ft²
7.9 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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