



Silvo Road, Costessey - NR8 5EL

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Silvo Road

Costessey, Norwich

Positioned on the FRINGES OF THE DEVELOPMENT, this DETACHED HOUSE boasts a flexible and spacious layout offering over 1,000 Sq. Ft (stms) of living accommodation, perfect for growing families. The accommodation opens to a spacious HALLWAY ENTRANCE with stairs rising, INTEGRATED STORAGE and a conveniently positioned two piece W.C. The 16' SITTING ROOM enjoys a generous DUAL ASPECT, with FRENCH DOORS opening directly to the garden, whilst the 21' OPEN PLAN KITCHEN/ DINING ROOM is the heart of the home, ideal for entertaining. The kitchen boasts INTEGRATED APPLIANCES, complimented by a separate UTILITY ROOM. Heading upstairs, FOUR BEDROOMS open from the landing, including THREE DOUBLE ROOMS, serviced by a FAMILY BATHROOM. The MAIN BEDROOM additionally boasts a private ENSUITE SHOWER ROOM. Outside, TANDEM DRIVEWAY PARKING leads to the GARAGE. Whilst the rear GARDEN is PRIVATE and FULLY ENCLOSED enjoying a TREE-LINED REAR ASPECT.

Council Tax band: D

Tenure: Freehold

EPC Energy Efficiency Rating: C

- Detached House
- Positioned On The Fringes Of The Development
- 16' Dual Aspect Sitting Room With French Doors
- 21' Open Plan Kitchen/ Dining Room & Utility Room
- Four Bedrooms
- Ground Floor W.C, Family Bathroom & Ensuite Shower Room
- Private & Enclosed Garden With A Tree-Lined Rear Aspect
- Driveway Parking & Garage

The development of Queens Hill 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 supermarket, whilst the A47 leads to Norwich and the A11.



SETTING THE SCENE

The property can be found set back from the road, with low maintenance frontage laid to brick weave, extending around the side of the property where tandem driveway parking leads to the garage. The main entrance can be found from a shallow step at the front of the home under an open porch.

THE GRAND TOUR

Stepping inside, the spacious hallway features stairs rising to the first floor with useful integrated storage beneath, alongside a further cupboard at the end of the hall. A conveniently positioned two piece W.C. can be found, while doors lead to the main reception rooms. Wood flooring runs underfoot and continues into the 21' open plan kitchen and dining room. The kitchen offers a range of wall and base storage units with integrated appliances including a dishwasher, fridge freezer, oven, four burner gas hob, and extractor. Ample space is available for formal dining, complemented by a separate utility room with under counter space for a washing machine, a further sink, and additional storage and a door leading out to the garden. Across the hall, the 16' sitting room enjoys a dual aspect with carpeted flooring, allowing for a range of soft furnishing layouts and study space, French doors open directly to the garden.

Ascending to the carpeted first floor landing, doors lead to four well proportioned bedrooms. The main bedroom features carpeted flooring with plenty of space for a double bed and storage furniture, further benefiting from an integrated storage cupboard and a private ensuite shower room, with an inset shower cubicle and folding glass door. Two further double bedrooms both include uPVC double glazed windows and carpeted flooring, while the fourth bedroom, currently housing a double bed would make an ideal single room or spacious home office. Completing the accommodation is the three piece family bathroom, featuring a bath with a tiled splashback and hard flooring for ease of maintenance.

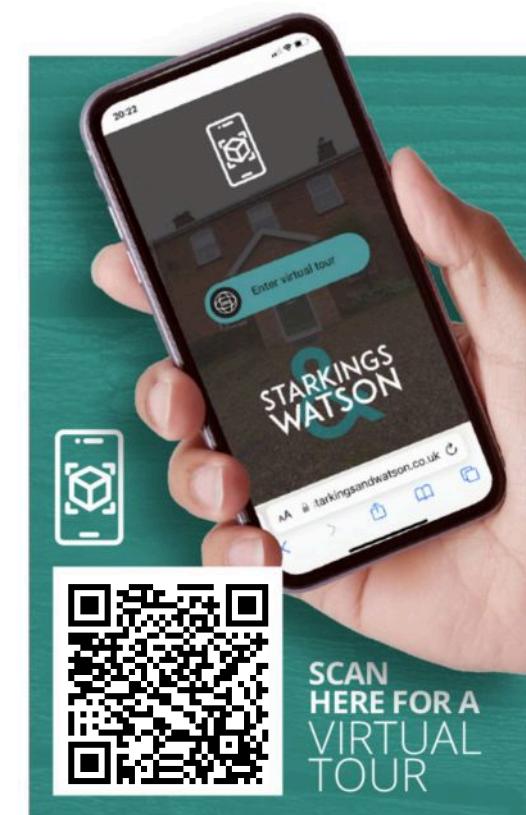
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VIRTUAL TOUR

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

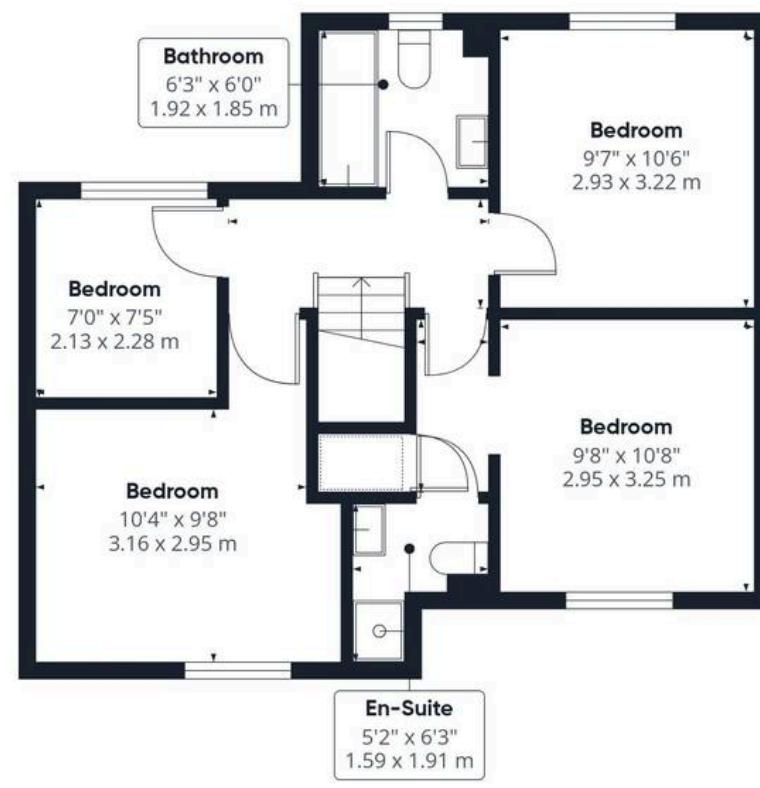






THE GREAT OUTDOORS

Stepping outside, the private rear garden is fully enclosed by a brick wall and timber panel fencing, enjoying a peaceful tree-lined rear aspect. The space initially offers a substantial flagstone patio, perfect for outdoor furniture to enjoy the summer months, with a flagstone path extending alongside the garage to a convenient pedestrian door. Designed for ease of maintenance, the remainder of the garden is laid to artificial lawn and features a variety of potted plants, shrubs, and established plantings surrounding the area.



Approximate total area⁽¹⁾

1011 ft²
94 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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