



Cecil Sparkes Walk, Costessey - NR8 5GL

**STARKINGS
&
WATSON**

HYBRID ESTATE AGENTS



Cecil Sparkes Walk

Costessey, Norwich

Set on the popular QUEENS HILL development, this MODERN FAMILY HOME offers GREAT SPACE inside and out, along with ALLOCATED PARKING and a SINGLE GARAGE. Once inside you will find a BRIGHT and SPACIOUS ENTRANCE HALL with plenty of space for COATS and SHOES, from here you will find a 15' SITTING ROOM with FRENCH DOORS onto the garden, CLOAKROOM and 15' KITCHEN/BREAKFAST ROOM with doors leading to the rear garden. Upstairs comprise THREE DOUBLE BEDROOMS - one with an EN SUITE, and the FAMILY BATHROOM. Outside offers a patio area perfect for entertaining, raised beds and lawned area all enclosed with timber fence panels, along with gated access to the ALLOCATED PARKING and SINGLE GARAGE.



Council Tax band: C

Tenure: Freehold

EPC Energy Efficiency Rating: C

- Semi-Detached Home
- Sought After Location
- Three Double Bedrooms
- Open Plan Kitchen/Breakfast Room
- En Suite & Family Bathroom
- Close to Longwater Retail Park
- Enclosed Rear Garden
- Allocated 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 supermarket, whilst the A47 leads to Norwich and the A11.

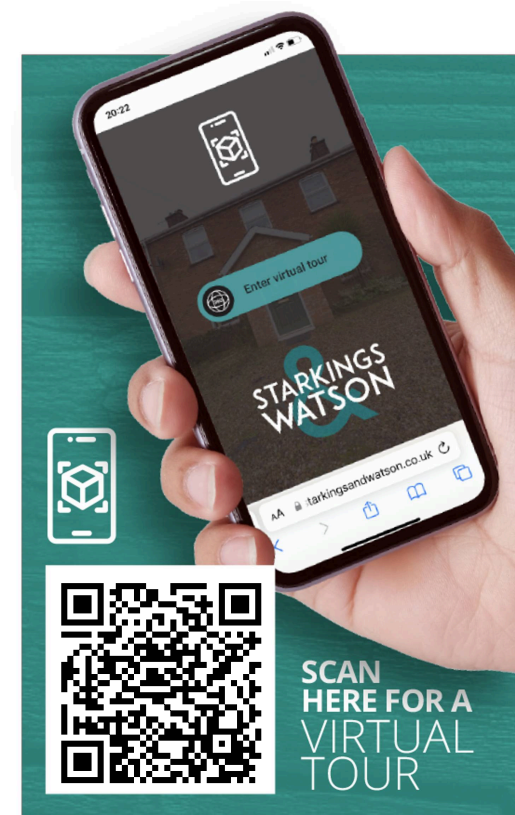


IN SUMMARY

Set on the popular QUEENS HILL development, this MODERN FAMILY HOME offers GREAT SPACE inside and out, along with ALLOCATED PARKING and a SINGLE GARAGE. Once inside you will find a BRIGHT and SPACIOUS ENTRANCE HALL with plenty of space for COATS and SHOES, from here you will find a 15' SITTING ROOM with FRENCH DOORS onto the garden, CLOAKROOM and 15' KITCHEN/BREAKFAST ROOM with doors leading to the rear garden. Upstairs comprise THREE DOUBLE BEDROOMS - one with an EN SUITE, and the FAMILY BATHROOM. Outside offers a patio area perfect for entertaining, raised beds and lawned area all enclosed with timber fence panels, along with gated access to the ALLOCATED PARKING and SINGLE GARAGE.

FIND US

You may wish to use your Sat-Nav (NR8 5GL), but to help you...Leave Norwich via Dereham Road, continue towards Longwater Business Park. At the roundabout that links with the A47 take the fourth exit onto William Frost Way, take the second exit at the roundabout onto Alex Moorhouse Way, continuing straight over the next roundabout, turning right at the following roundabout onto Sir Alfred Munnings Road. Continue along this road into Queens Hill and at the roundabout turn right onto Poethlyn Drive. Take a left turn onto Peter Pulling Drive where the property can be found on the left hand side.



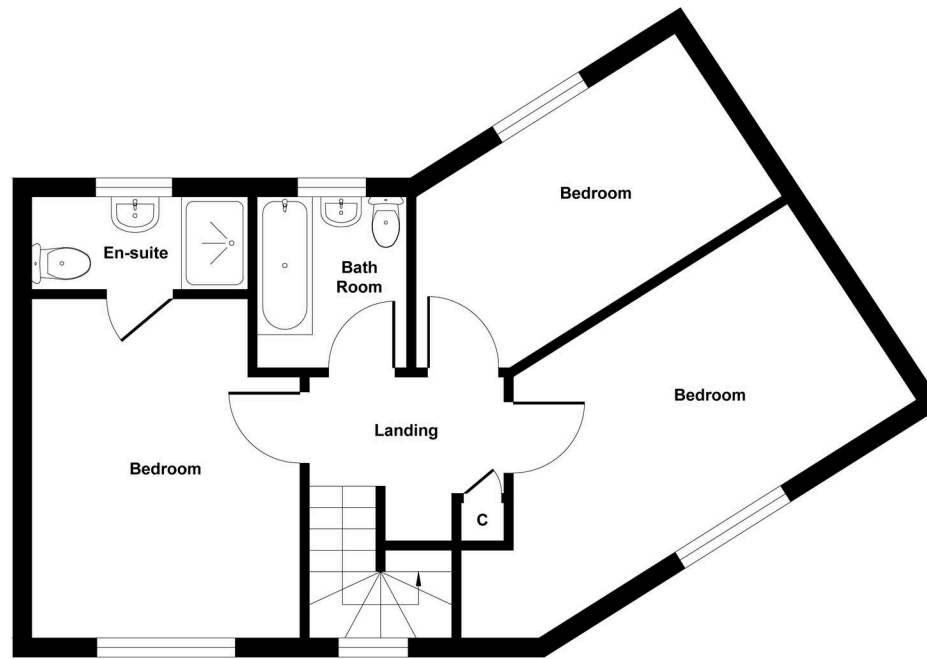




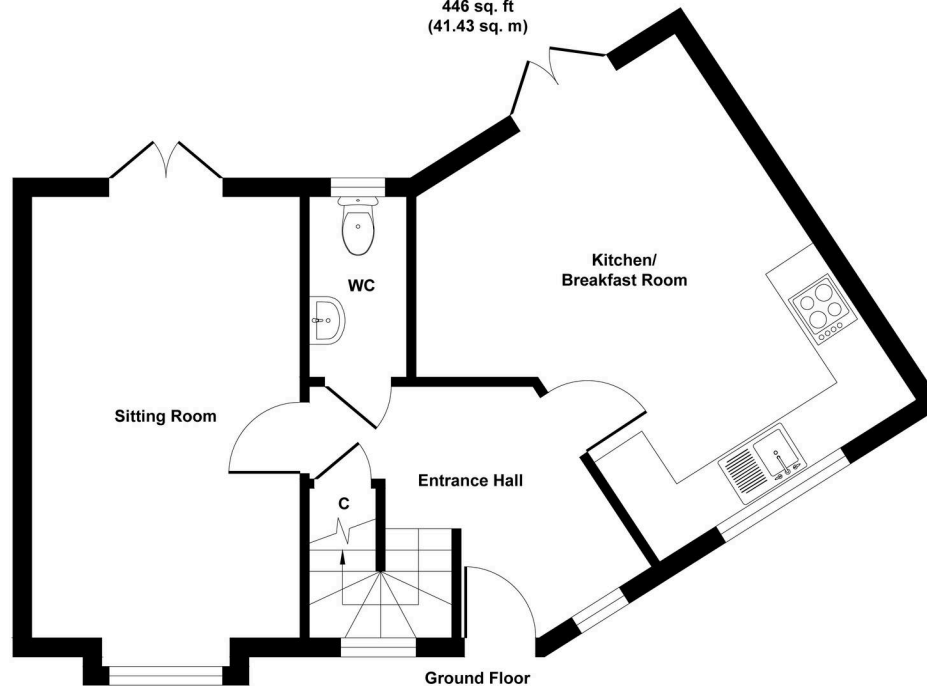
THE GREAT OUTDOORS

The rear garden offers a patio area perfect for entertaining, with raised beds and a central lawned area - all enclosed with timber fence panels, along with gated access to the parking and garage.





First Floor
 Approximate Floor Area
 446 sq. ft
 (41.43 sq. m)



Ground Floor
 Approximate Floor Area
 451 sq. ft
 (41.89 sq. m)



Starkings & Watson Hybrid Estate Agents

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Disclaimer: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate are 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.