



Crossbill Close, Costessey - NR8 5FY

**STARKINGS
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HYBRID ESTATE AGENTS



Crossbill Close

Costessey, Norwich

Quietly positioned at the end of a CUL-DE-SAC, this WELL PRESENTED END OF TERRACE FAMILY HOME offers the perfect blend of comfort, convenience, and style, making it ideal for modern family living. Within CLOSE PROXIMITY TO LOCAL AMENITIES, LONGWATER RETAIL PARK, and boasting EXCELLENT TRANSPORT LINKS AND SCHOOLS, this property is superbly located for both daily essentials and leisure. Step inside to a welcoming HALLWAY ENTRANCE including a two piece WC, leading through to a spacious 14' SITTING/ DINING ROOM with an ATTRACTIVE FEATURE FIREPLACE and FRENCH DOORS that open seamlessly onto the rear garden, creating a bright and airy living space perfect for family gatherings or relaxation. The FULLY FITTED KITCHEN is equipped with INTEGRATED APPLIANCES and AMPLE STORAGE, catering to all culinary needs. Upstairs, TWO FIRST FLOOR DOUBLE BEDROOMS open from a central landing, both offering generous proportions and flexibility for family or guests. The well appointed THREE PIECE FAMILY BATHROOM features a SHOWER OVER and a GLASS SCREEN, providing both style and practicality. With gas central heating and double glazing throughout, and a BRAND NEW BOILER installed February 2026 with a 10 year guarantee, comfort is assured year-round.

Heading outside, the REAR GARDEN is PRIVATE and FULLY ENCLOSED and is lovingly maintained by the current vendor. The property also benefits from TWO ALLOCATED PARKING SPACES to the rear, ensuring parking is always available.

Council Tax band: B

Tenure: Freehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating: C

- Well Presented End Of Terrace Family Home
- Within Close Proximity To Local Amenities, Longwater Retail Park & Excellent Transport Links & Schools
- 14' Sitting/ Dining Room With Attractive Feature Fireplace & French Doors Out To Rear
- Fully Fitted Kitchen Featuring Integrated Appliances & Ample Storage
- Two First Floor Double Bedrooms Opening From A Central Landing
- Well Appointed Three Piece Family Bathroom With Shower Over & Glass Screen
- Low Maintenance & Fully Enclosed Private Garden
- Two Allocated Parking Spaces To The Rear

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

Set back from the road and neatly tucked away at the end of a quiet cul-de-sac, the property enjoys a low maintenance frontage, predominantly laid to shingle and complemented by an attractive selection of potted plants. A flagstone pathway leads across the frontage and up a shallow step to the main entrance, which is sheltered beneath an open porch.

THE GRAND TOUR

Stepping inside, the generously proportioned entrance hallway provides an ideal introduction to the home, with stairs rising to the first floor and a convenient two piece WC, perfect for guests. Tiled flooring runs underfoot for ease of maintenance and continues into the fully fitted kitchen. The kitchen offers extensive storage from a comprehensive range of wall and base units, complemented by generous wraparound worktop space for food preparation and tiled splashbacks. Integrated appliances include an oven, four ring gas hob and extractor above, while under counter plumbing is provided for a washing machine and slimline dishwasher, there is also dedicated space for a freestanding fridge/ freezer. At the end of the hallway, you are welcomed into the heart of the home: the 14' sitting and dining room. Featuring carpeted flooring, the room comfortably accommodates a variety of soft furnishing arrangements alongside a formal dining table. An integrated storage cupboard beneath the stairs provides useful space for coats and shoes, while an attractive feature fireplace creates a focal point. Rear facing uPVC double glazed French doors open directly onto the garden, flooding the room with natural light and providing a seamless connection with the outside.

Ascending to the carpeted first floor landing, loft access is provided overhead, while doors open to two well proportioned double bedrooms. Both rooms feature carpeted flooring and offer ample space for a large double bed and freestanding storage furniture. One bedroom also benefits from an integrated storage/airing cupboard. Completing the accommodation, the centrally positioned three piece family bathroom comprises a bath with shower over and glass shower screen, complemented by tiled surrounds and tiled flooring.

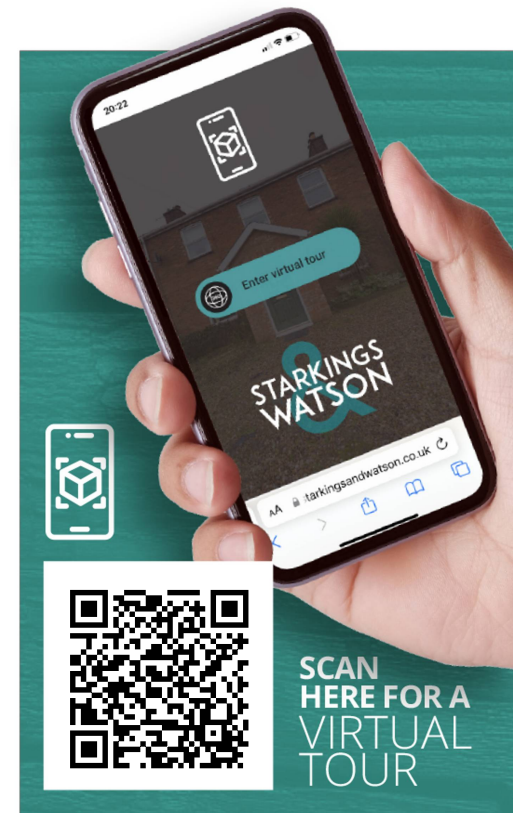
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VIRTUAL TOUR

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



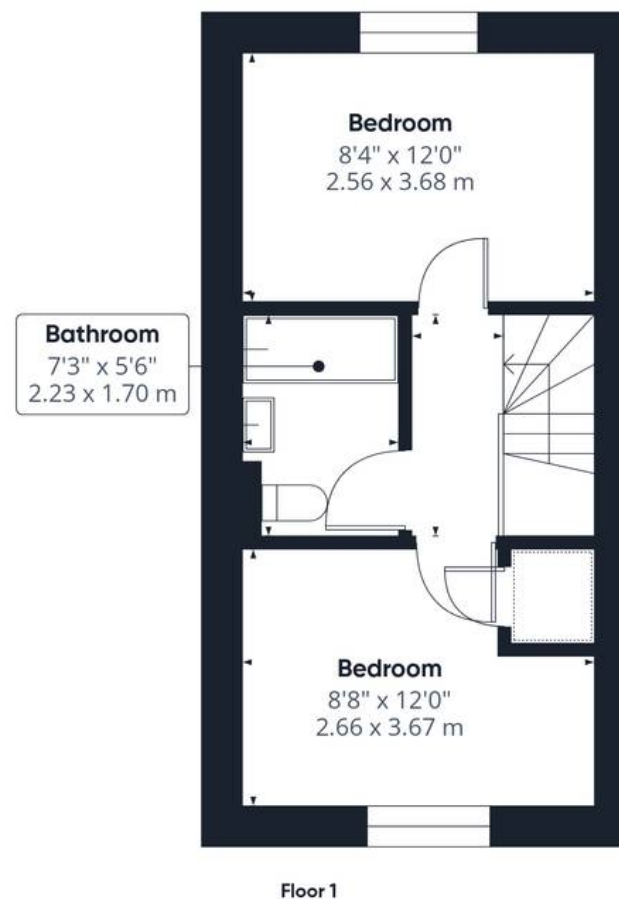
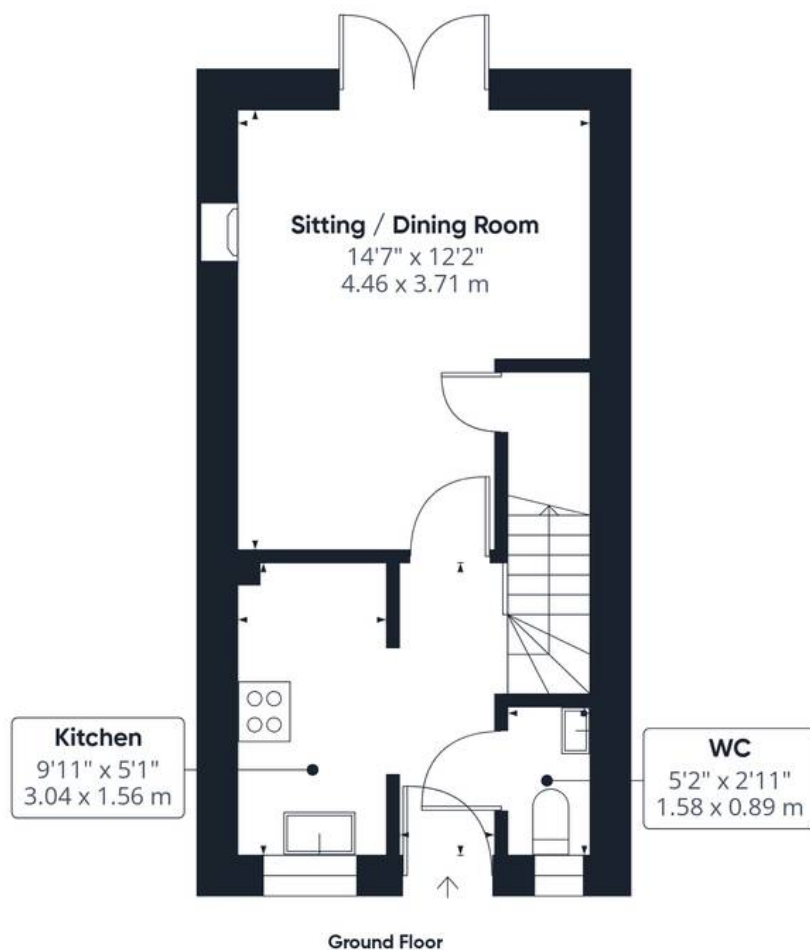




THE GREAT OUTDOORS

Stepping out from the sitting room, the rear garden is presented in a low maintenance aspect, fully enclosed by timber panel fencing for added privacy. To the front, the patio is perfect positioned for potted plants or extension for decked seating while the lawn expands adjacent. Shrubs sit neatly either side for convenience, creating a vibrant backdrop once matured with panel slats leading you across. At the rear, A shed for handy garden tools or extra storage while a latch and brace gate leads you to the driveway.





Approximate total area⁽¹⁾
557 ft²
51.7 m²

(1) Excluding balconies and terraces

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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