



Sir Alfred Munnings Road, Costessey - NR8 5EE



Sir Alfred Munnings Road

Costessey, Norwich

NO CHAIN. Situated in this popular residence, this END OF TERRACE TOWNHOUSE is set on the fringes of the development and boasts IN EXCESS OF 1,040 Sq FT. (stms) of living accommodation. Internally offering a HALLWAY ENTRANCE leading to the DINING ROOM / STUDY space with an adjacent W.C. The end of the hallway opening to the KITCHEN/DINING ROOM with integrated appliances. Heading upstairs, the well proportioned SITTING ROOM can be found next to the first DOUBLE BEDROOM. Ascending to the first floor, doors open to two further DOUBLE BEDROOMS serviced by a three piece FAMILY BATHROOM, the MAIN BEDROOM additionally offering an ENSUITE. Outside, the property benefits from DRIVEWAY PARKING with a GARAGE accessed to the rear from the PRIVATE and ENCLOSED rear GARDEN.

Council Tax band: D

Tenure: Freehold

EPC Energy Efficiency Rating: B

- End of Terrace Townhouse
- In Excess of 1,045 Sq.Ft (stms)
- High Spec Modern Kitchen with Integral Appliances
- Dual Aspect Separate Dining Room/ Study
- Main Bedroom with Ensuite
- Three Bedrooms
- Garage & Driveway Parking
- Private & Enclosed Garden

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, a pathway leads from the rear parking and garage to the properties frontage. Enclosed with mature shrubs, a gate leads down the flagstone path to the open porch covered main entrance.



THE GRAND TOUR

Stepping inside, the welcoming hallway offers stairs rising to the first floor and useful storage below with a conveniently located W.C next door. To the left, the dual aspect enjoying dining room/study can be found offering ample space for formal dining or making a perfect study or snug space. To the end of the hallway, the kitchen and dining space enjoys a fully fitted kitchen benefitting from a range of wall and base storage cupboards in addition to integral appliances with space available for dining, access to the garden and a large storage cupboard in the corner of the room.

Ascending the staircase to the carpeted first floor landing, the sitting room can be found straight ahead, enjoying plenty of natural light from uPVC double glazed windows, with two radiators keeping the space warm year round and fitted carpets. Next door, the first double bedroom can be found. Enjoying a front facing aspect and boasting large integrated wardrobes with further space available for dressing furniture.

The second staircase ascends to the second floor where doors open to the remaining double bedrooms, both of which also enjoying fitted carpets, radiators and integral storage. The main bedroom additionally offers a three piece ensuite including a glass enclosed shower cubicle. Completing the accommodation, the family bathroom can be found from the landing, offering a three piece suite with a bath.

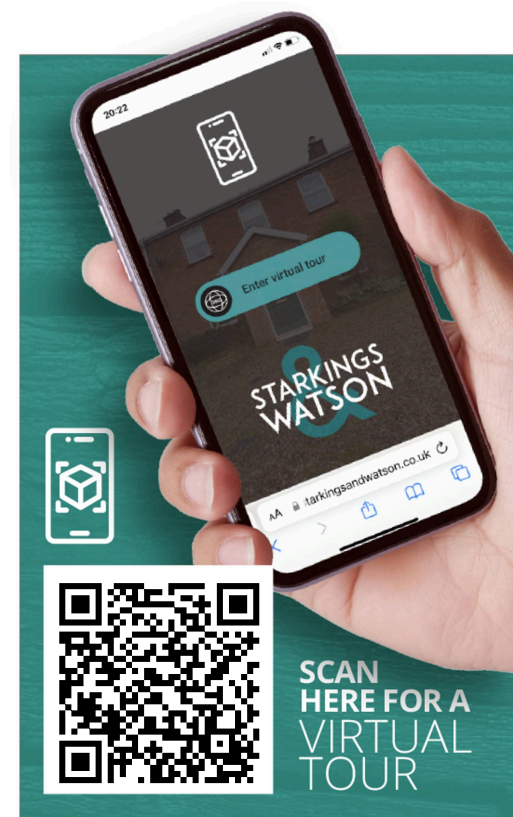
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VIRTUAL TOUR

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



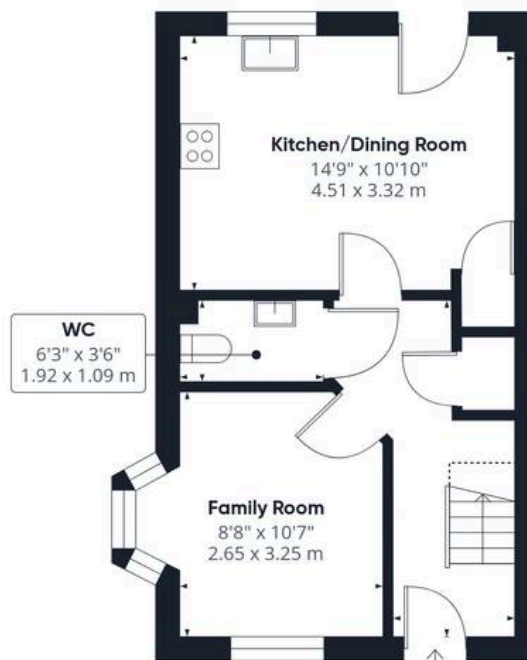




THE GREAT OUTDOORS

Stepping outside, the rear garden is private and fully enclosed by brick wall and timber fencing opening to a flagstone patio with continued walkway leading to the gate at the end opening to the garage and driveway. The garden offers superb privacy from a range of well established surrounding shrubs and small trees.

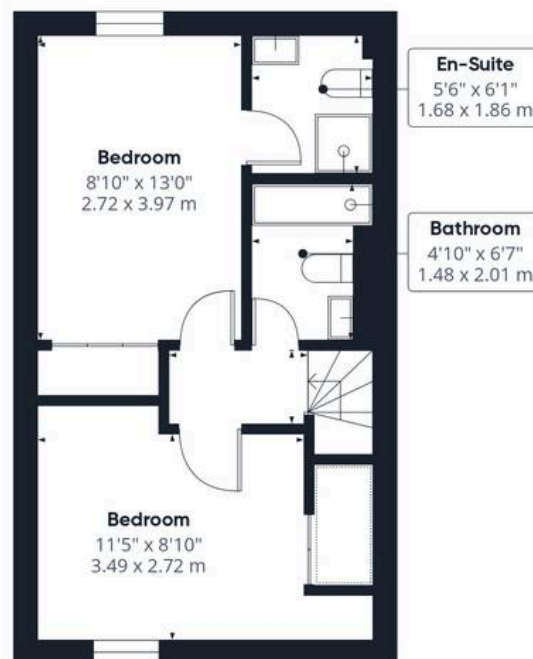




Ground Floor



Floor 1



Floor 2



Approximate total area⁽¹⁾

1057 ft²

98.3 m²

Reduced headroom

12 ft²

1.1 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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