



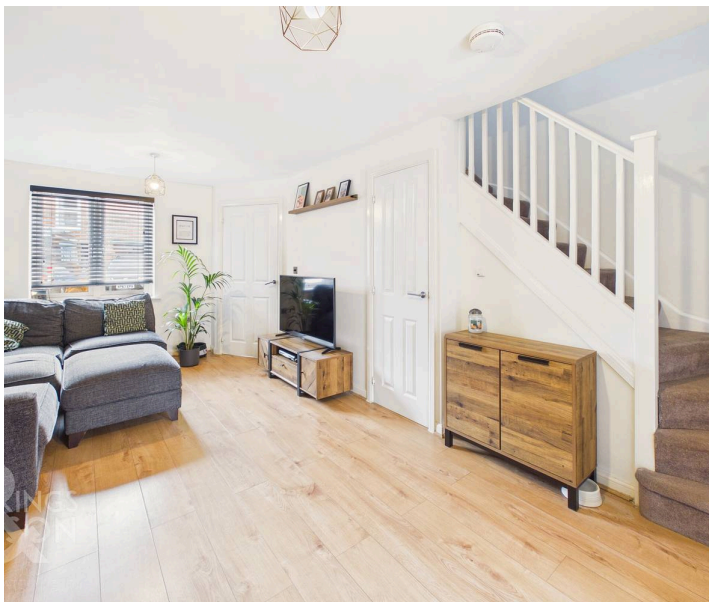
Red Admiral Close, Costessey - NR8 5GU



Red Admiral Close

Costessey, Norwich

NO CHAIN! Enjoying a TUCKED AWAY position, this SEMI-DETACHED HOME offers AMPLE PARKING adjacent to the property for multiple vehicles, in front of the GARAGE which includes POWER and STORAGE SPACE ABOVE. Stepping inside the main property, an ENTRANCE AREA with CLOAK AND BOOT STORAGE space leads on to the two-piece WC and into the SITTING ROOM where you find ample space for soft furnishings and INTEGRAL STORAGE. The KITCHEN/DINING ROOM boasts a full suite of INTEGRATED APPLIANCES and formal dining, whilst FRENCH DOORS lead on to the rear garden. Upstairs THREE BEDROOMS and a FAMILY BATHROOM are all accessed off landing, with the MAIN BEDROOM offering an updated ENSUITE SHOWER ROOM and BUILT-IN STORAGE. The parking area has a TIMBER GATE leading to the LANDSCAPED REAR GARDENS, offering a LOW MAINTENANCE with artificial lawn and a paving slab pathway that leads to a RENDERED SEATING AREA with space for the addition of a GARDEN TABLE.



Council Tax band: C

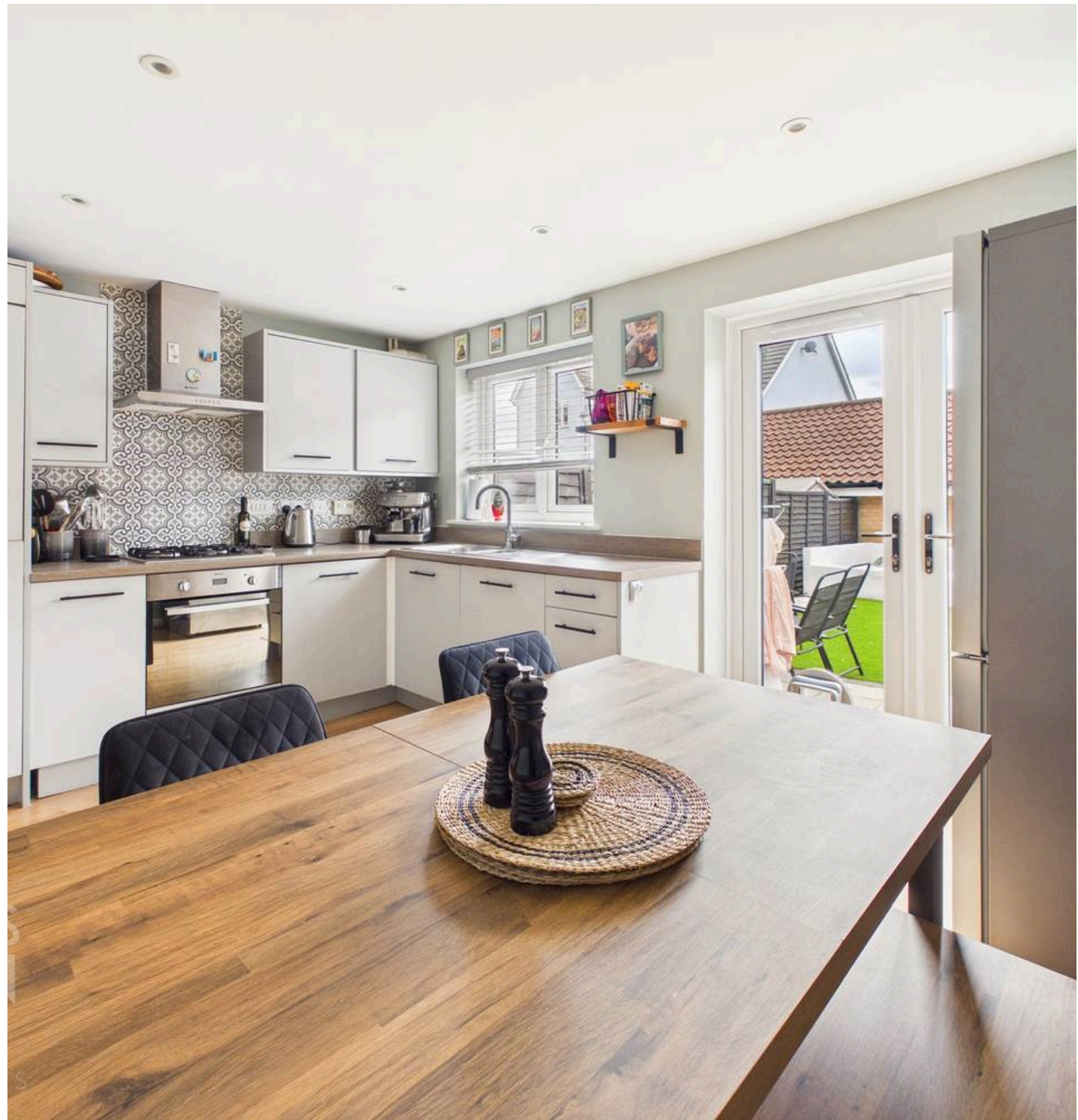
Tenure: Freehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating: C

- Updated & Improved Semi-Detached Family Home
- Quiet Cul-De-Sac Setting
- 17' Sitting Room With Integral Storage
- Contemporary Fully Fitted Kitchen With Integrated Appliances
- Three Bedrooms Opening From The Landing
- Ground Floor W.C, Family Bathroom & Ensuite Shower Room
- Landscaped Private & Enclosed Garden
- Tandem Driveway Parking & Garage

The development of Queens Hills is located on the fringes of Costessey. Local schooling, shops and food outlets are 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

Tucked away at the end of a quiet cul-de-sac, the property offers tandem driveway parking leading to a single garage accessed via an up-and-over door, whilst the low-maintenance shingle frontage is bisected by a pathway leading to the main entrance, set under an open porch.

THE GRAND TOUR

Stepping inside, the entrance hall and boot room offers a convenient two-piece WC, ideal for guests, alongside practical hanging space for coats. Hard flooring runs underfoot and continues through an internal door into the heart of the home: the 17' front facing sitting room flooded with natural light from uPVC double-glazed windows and featuring useful integrated storage neatly tucked beneath the stairs rising to the first floor. Continuing through, the well proportioned open plan kitchen and dining room forms a brilliant hub for daily life. The kitchen itself is fitted with a range of wall and base units offering plentiful storage and worktop space, alongside integrated appliances including an oven, a four burner gas hob, and an extractor hood above, with space for a freestanding fridge/freezer. The dining area comfortably accommodates a formal table, with uPVC double-glazed French doors opening directly onto the garden.

Ascending the stairs to the carpeted first floor landing, doors lead to three bedrooms, all offering carpeted flooring, radiators, and uPVC double-glazed windows. The main bedroom comfortably accommodates a large double bed and freestanding furniture, further benefiting from a private, updated three piece ensuite shower room featuring a glass-enclosed cubicle with low maintenance floor-to-ceiling shower boards and vanity storage below the sink.

The second double bedroom currently serves as a home office and features loft access overhead, while the third bedroom is presently arranged as a dressing room but would equally suit as a single bedroom or cot room. Completing the accommodation, the centrally located family bathroom offers a bath with tiled splashbacks and wood effect flooring underfoot.

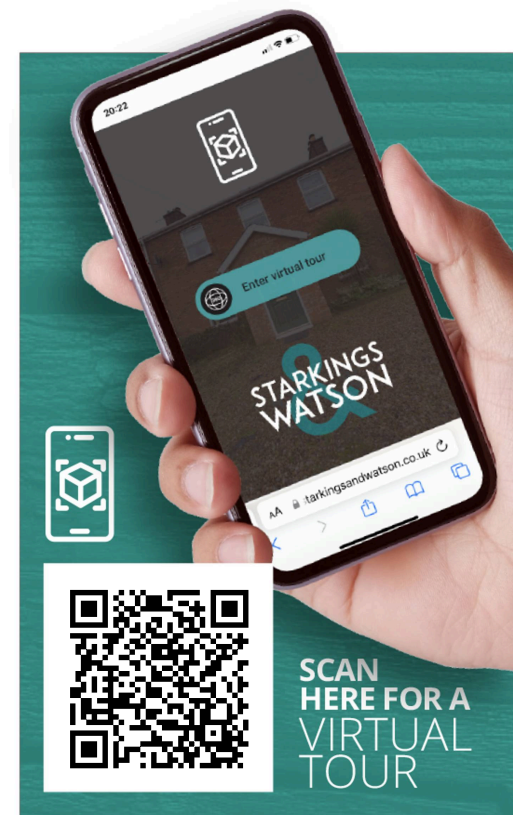
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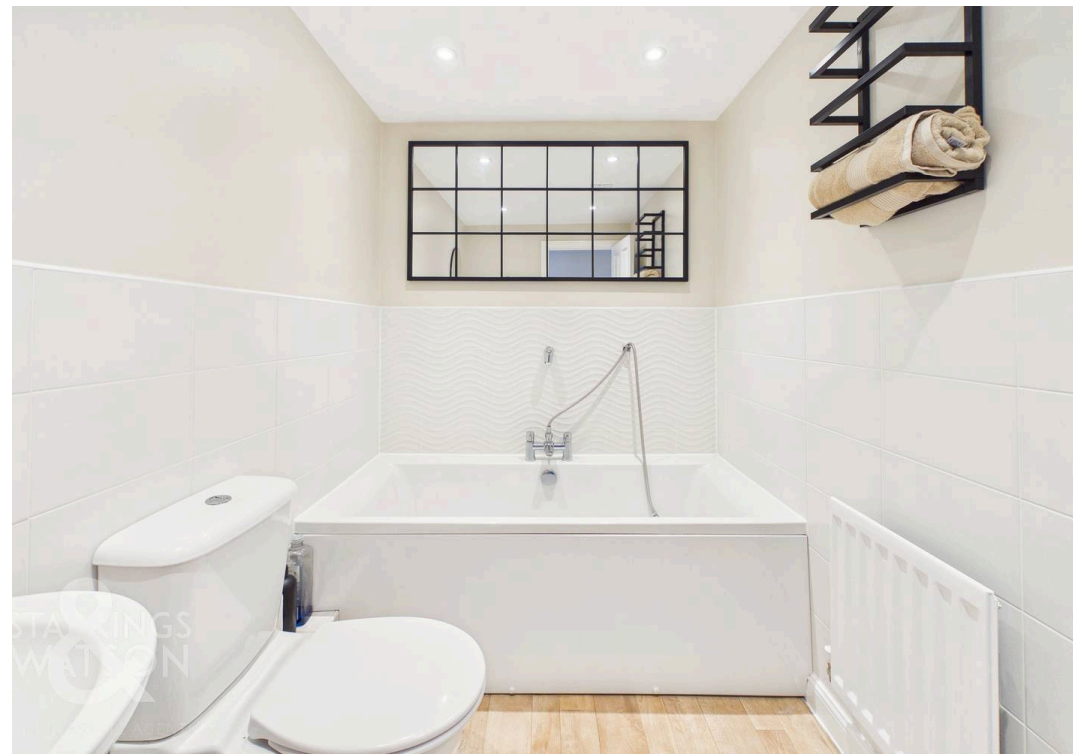
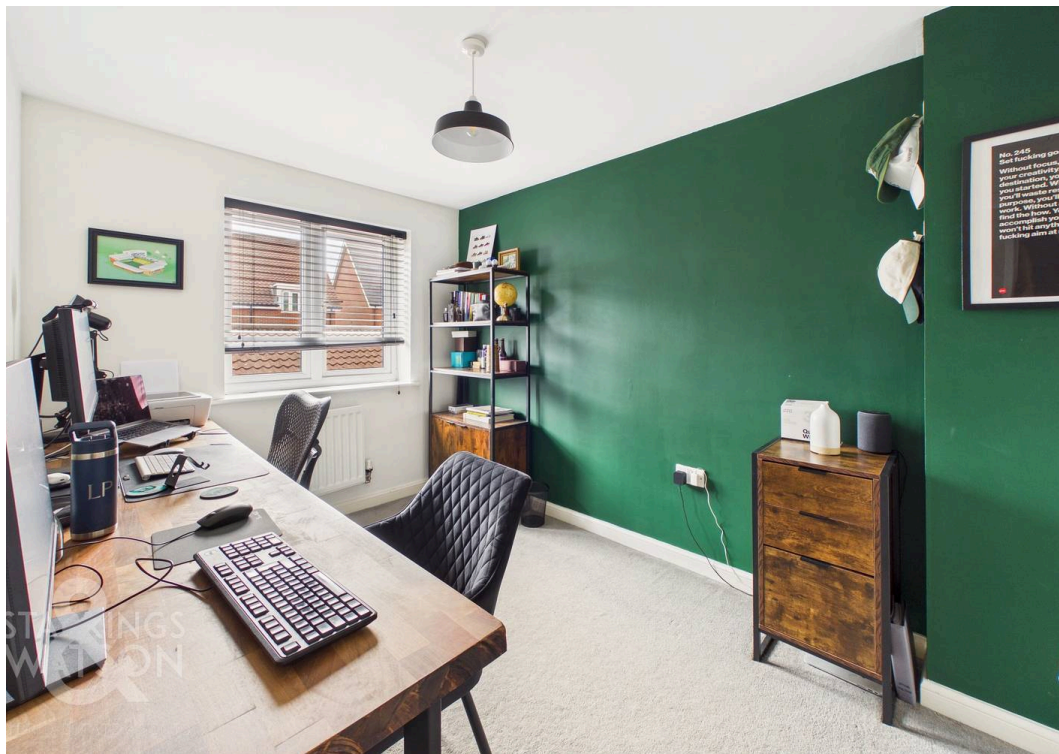
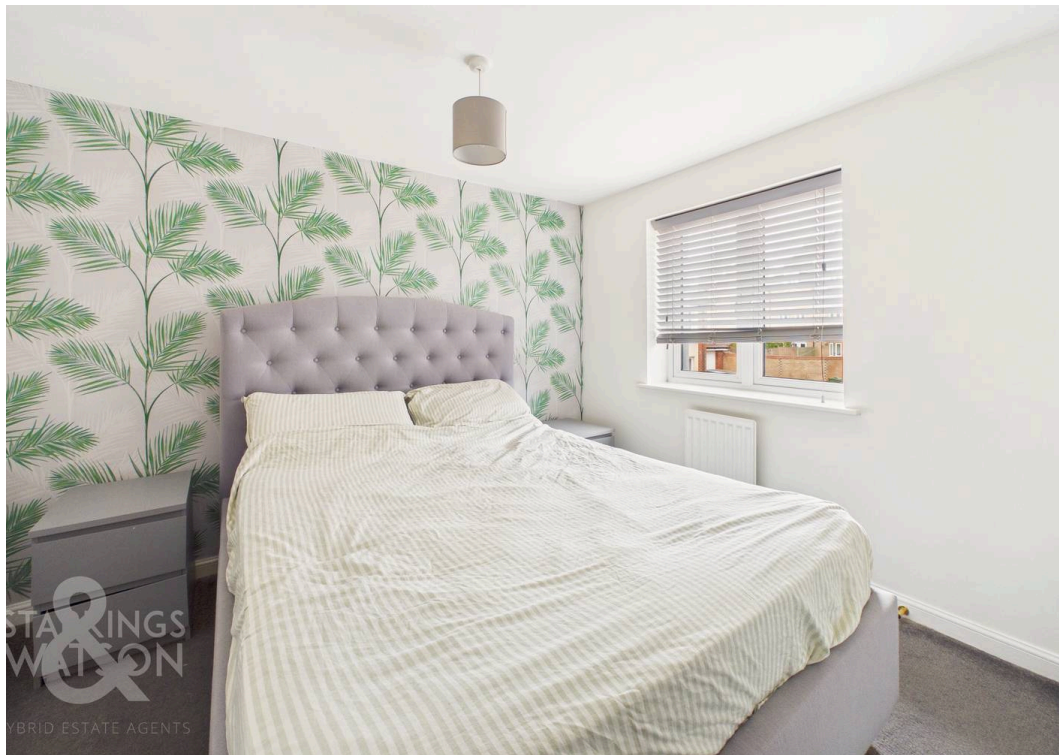
Postcode : NR8 5GU

What3Words : ///reef.assures.skirting

VIRTUAL TOUR

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



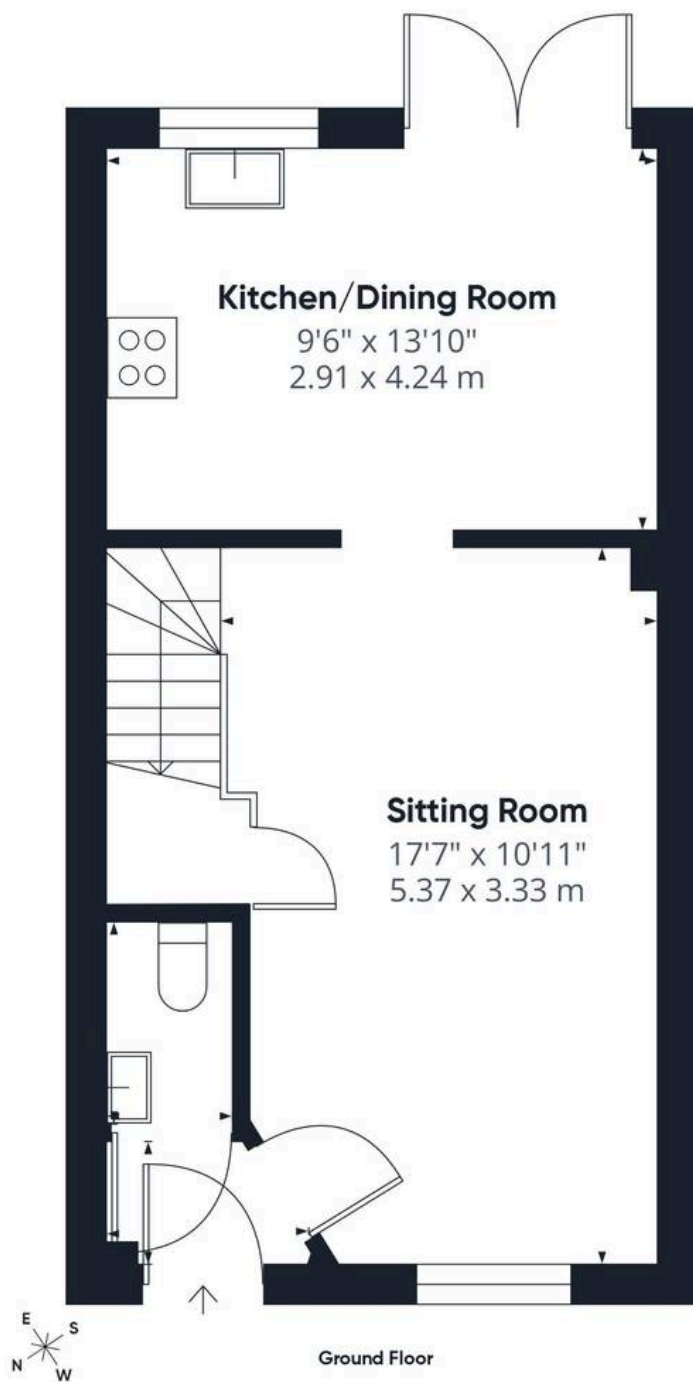




THE GREAT OUTDOORS

Stepping out of the kitchen patio doors, a flagstone patio greets you with insert lighting and plenty of room for garden furniture for entertaining family and friends or simply relaxing with a coffee. The centre of the garden is laid with artificial grass with borders either side, awaiting the new owner to add some plants of their own choice, with a further seating area at the bottom. With a timer panel fencing surround and a latch and brace gate leading to the driveway and garage with up and over door.





Floor 1

Approximate total area⁽¹⁾

725 ft²
67.4 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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Disclaimer: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and 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.