



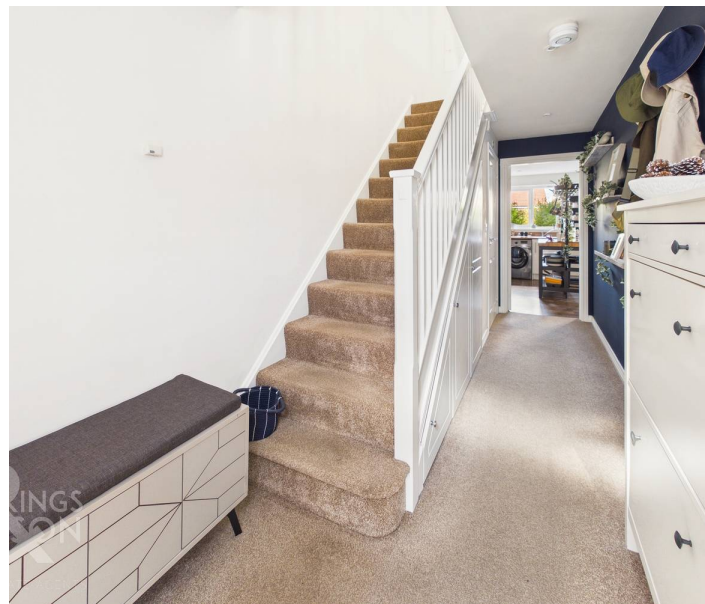
Peter Pulling Drive, Costessey - NR8 5GN



Peter Pulling Drive

Costessey, Norwich

Situated just a STONES THROW away from LOCAL AMENITIES, a WELL RATED OFSTED PRIMARY SCHOOL and EXCELLENT TRANSPORT LINKS, this BEAUTIFULLY PRESENTED END-TERRACE TOWN HOUSE offers an impressive 1390 SQ. FT (stms) of versatile FAMILY ACCOMMODATION. Step through the welcoming HALLWAY ENTRANCE into the OPEN PLAN KITCHEN/DINING ROOM, which boasts INTEGRATED APPLIANCES and French doors opening to the garden. Upstairs, the FIRST FLOOR SITTING ROOM features FRENCH DOORS opening onto a JULIET BALCONY, flooding the space with natural light and providing a tranquil spot to relax. FOUR BEDROOMS are thoughtfully arranged across two floors, including a MAIN BEDROOM with its own JULIET BALCONY, offering a peaceful retreat. The property also benefits from a FAMILY BATHROOM with SHOWER OVER BATH, an EN-SUITE SHOWER ROOM to the main bedroom, and a convenient GROUND FLOOR W.C, ensuring comfort and practicality for a growing family.



Heading outside, the PRIVATE GARDEN is FULLY ENCLOSED and has been LOVINGLY MAINTAINED and LANDSCAPED by the current vendors. To the front, brick weave DRIVEWAY PARKING is available and leads to the GARAGE, accessed from an ELECTRIC ROLLER DOOR.

Council Tax band: D

Tenure: Freehold

EPC Energy Efficiency Rating:TBC

- Beautifully Presented End-Terrace Town House Offering 1390 Sq. Ft (stms) Of Family Accommodation
- Stones Throw Away From Local Amenities, Well Rated Ofsted Primary School & Transport Links
- Open Plan Kitchen/ Dining Room With Integrated Appliances
- 12' First Floor Sitting Room With French Doors Opening To A Juliet Balcony
- Four Bedrooms Across Two floors Including Main Bedroom With Juliet Balcony
- Family Bathroom With Shower Over Bath, En-Suite Shower Room & Ground Floor W.C
- Stunning Landscaped Private & Enclosed Garden
- Single Garage With Electric Roller Door, Driveway To The Front & Ample Off-Road Parking



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

The property is set back from the road behind a low maintenance frontage, with a brick-weave driveway providing off-road parking and leading to the integral garage, accessed via an electric roller door. A flagstone pathway, bordered by well-maintained hedging and decorative shingle, leads to the main entrance, which is positioned to the front of the home beneath an open porch.

THE GRAND TOUR

Stepping inside, the bright and welcoming entrance hallway provides an ideal meet-and-greet space, with stairs rising to the first floor and access to a convenient two piece WC. Fitted storage beneath the stairs provides a practical solution for keeping coats and shoes neatly tucked away. At the end of the hallway, you are welcomed into the open-plan kitchen and dining room, featuring wood-effect flooring throughout. The kitchen comprises a range of wall and base units, complemented by generous worktop space for food preparation. Integrated appliances include an oven, dishwasher, four-ring gas hob and extractor, while under-counter plumbing is provided for a washing machine. The room also comfortably accommodates a large formal dining table, while French doors open directly onto the rear garden patio, allowing natural light to flood the space and creating a seamless connection with the garden.

Ascending the stairs to the carpeted first floor landing, the 12' sitting room overlooks the rear of the property and offers ample space for a variety of soft furnishing arrangements. uPVC double-glazed French doors open onto a Juliet balcony, providing an attractive outlook and further enhancing the

sense of space and light. Across the hallway is the first of four bedrooms, a well-proportioned double room featuring carpeted flooring and ample space for freestanding storage furniture. Centrally positioned on the landing, the three piece family bathroom comprises a bath with shower over and a glass shower screen, complemented by tiled splashbacks. Ascending to the second floor, the landing provides access to three further bedrooms. Two of these rooms overlook the rear of the property, with one currently utilised as a spacious double bedroom. The adjacent room is presently arranged as a study/home office but would also comfortably accommodate a single bed, offering excellent flexibility to suit the needs of the new owner. Overlooking the front of the property, the main double bedroom is generously proportioned, providing ample space for a king size bed and freestanding storage furniture. The room benefits from uPVC double glazed windows, together with further French doors opening onto a second Juliet balcony. Completing the accommodation is the three piece ensuite shower room, featuring an inset shower cubicle with folding glass door and tiled splashbacks.

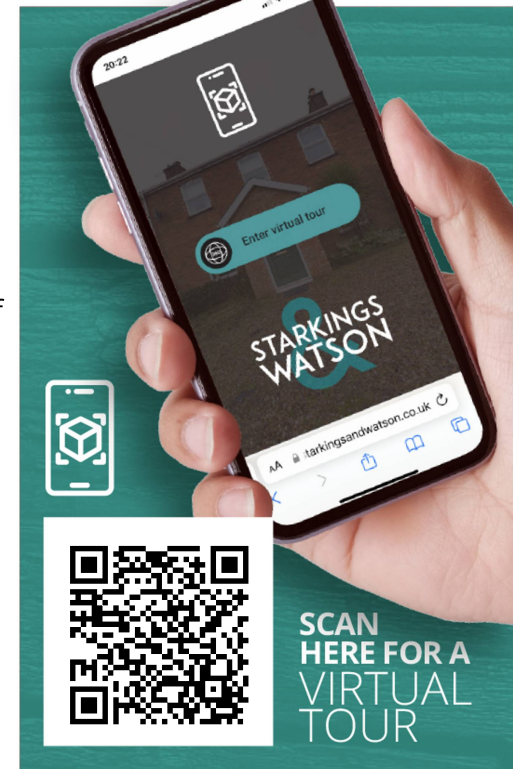
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VIRTUAL TOUR

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







THE GREAT OUTDOORS

Stepping out from the kitchen, the private rear garden creates the perfect landscaped feel with modernised and stylish vertical composite panel fencing to fully enclose the space. To the front the paved patio sits neatly with decked seating for a winding down coffee or al fresco dining with friends as decorative gravel stones and further slabs outline the right-hand side. Colourful potted plants surround the space with blooming flowers while mature shrubs follow down the laid to lawn with lush greenery. Adjacent, further plantings and wood chips sit to create a tree line backdrop while a handy large wooden storage shed sits beside.





Approximate total area⁽¹⁾

1390 ft²

129.1 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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