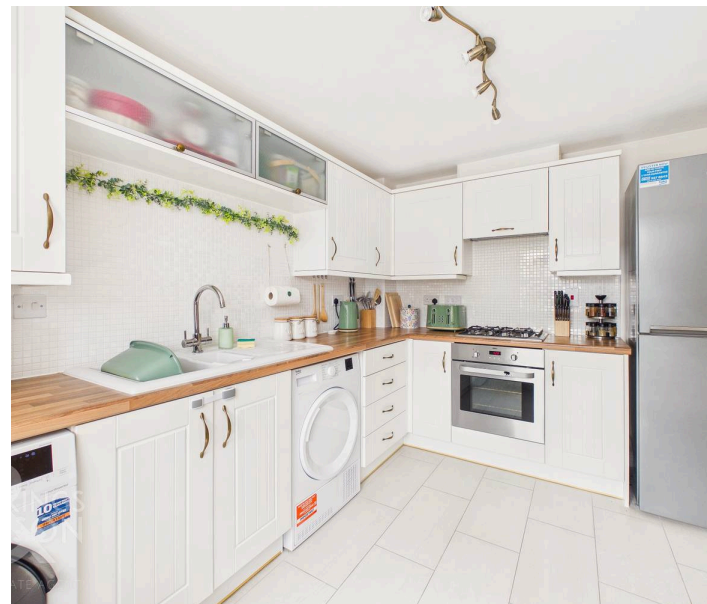




Redpoll Road, Costessey - NR8 5FZ

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&  
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HYBRID ESTATE AGENTS



## Redpoll Road

Costessey, Norwich

Quietly located in a TUCKED AWAY POSITION, this immaculate SEMI-DETACHED FAMILY HOME offers a harmonious blend of comfort and contemporary style, presented in READY TO MOVE IN condition. Having been UPDATED and IMPROVED by the current vendors including NEW WINDOWS and DOORS fitted in 2023. Head inside to the welcoming HALLWAY ENTRANCE, complete with a convenient W.C and stairs rising to the first floor. The heart of the home is a fully fitted KITCHEN/BREAKFAST ROOM, boasting INTEGRATED APPLIANCES, ample workspace and EXTENSIVE STORAGE, perfect for family meals or entertaining guests. Flowing seamlessly, the impressive 13' SITTING/DINING ROOM features elegant HERRINGBONE FLOORING underfoot and FRENCH DOORS that open directly to the garden, inviting natural light and fresh air inside. Upstairs, THREE BEDROOMS open from the landing, including the MAIN BEDROOM, benefitting from INTEGRAL WARDROBES and a refitted ENSUITE SHOWER ROOM completed in 2023, while the three piece FAMILY BATHROOM offers a shower over the bath, fully REFITTED IN 2025, ensuring modern convenience for all.

Stepping outside, the rear GARDEN is PRIVATE and FULLY ENCLOSED, having been LANDSCAPED by the current vendors to include a RAISED DECKING. The private alleyway leads to the leasehold GARAGE and OFF-ROAD PARKING, with further parking to the front of the home.

Council Tax band: C

Tenure: Freehold

- Semi-Detached Family Home
- Updated & Improved Interior, Presented In Immaculate Condition Throughout
- 13' Sitting/ Dining Room With French Doors Leading Out
- Fully Fitted Kitchen/ Breakfast Room
- Three Bedrooms Opening From The Landing
- Ground Floor W.C, Family Bathroom & Ensuite Shower Room
- Private & Enclosed Rear Garden
- Garage & 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

Set back from the road, the property features a low maintenance frontage with a pathway leading to the leasehold garage and allocated parking. Additional allocated parking is also conveniently located to the front of the home, while the main entrance is positioned beneath an open porch.

## THE GRAND TOUR

Inside, the hallway features stairs rising to the first floor and a conveniently positioned two piece WC. Updated herringbone flooring runs underfoot and continues into the 13' sitting and dining room, a bright space that includes an integrated storage cupboard for coats and shoes. The room offers versatility for various soft furnishing layouts alongside ample space for a full dining table, while rear facing uPVC double glazed windows and French doors opening to the patio ensure the area is flooded with natural light. The fully fitted kitchen, also accessed from the hallway, features tiled flooring and extensive storage from a range of wall and base units. Integrated appliances include an oven and a four burner gas hob with an extractor, complemented by an inset ceramic sink with a mixer tap and wrap around worktops. Decorative tiled splashbacks finish the space, which also provides under counter space and plumbing for a washing machine and tumble dryer, and space for an 'American style' fridge freezer.

Ascending the stairs to the carpeted first floor landing, you will find loft access and a convenient integrated airing cupboard. The modern main bedroom provides plenty of room for a large double bed and benefits from substantial integrated wardrobes. Its private three piece ensuite, refitted in 2023, includes a shower cubicle with a glass door, floor to ceiling tiling, vanity storage below the sink, and a wall mounted heated towel rail. The second double bedroom is similarly sized and, while currently utilised as a nursery, would comfortably house a double bed and further storage furniture. The final bedroom is a versatile single room, currently used as a home office.

Completing the accommodation is the family bathroom, newly refitted in 2025, which offers a contemporary three piece suite including a shower over the bath with a folding glass splashback, predominantly floor to ceiling tiling, and stylish mosaic style tile flooring.

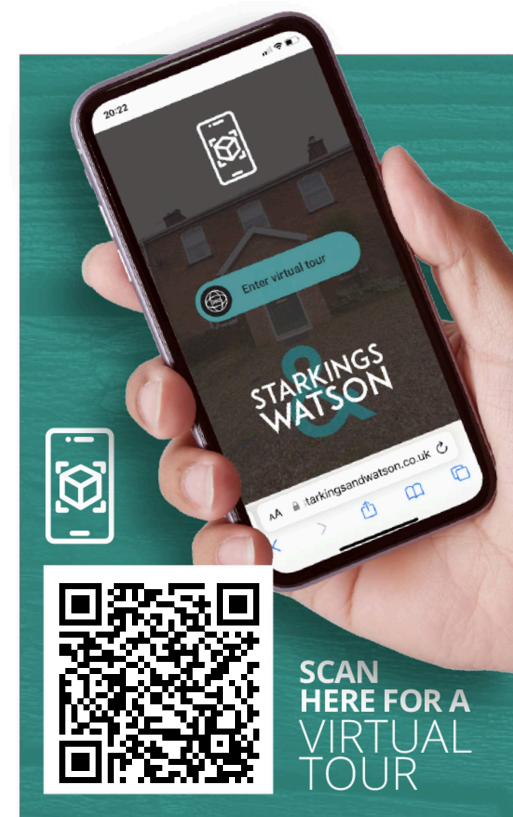
## FIND US

Postcode : NR8 5FZ

What3Words : ///punk.butchers.exposes

## VIRTUAL TOUR

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





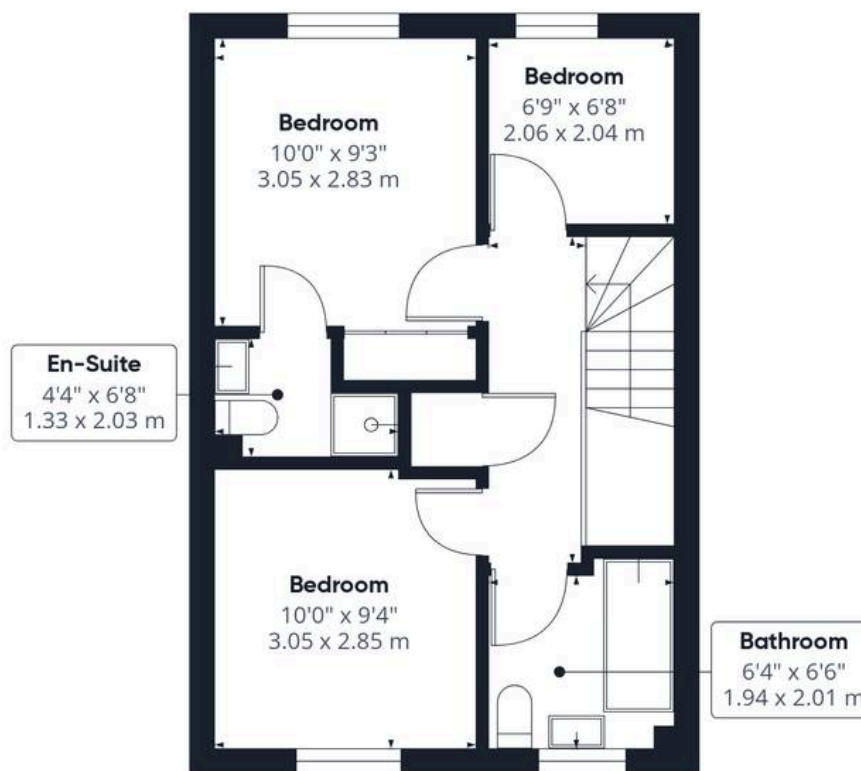
## THE GREAT OUTDOORS

Stepping outside, the private and fully enclosed rear garden begins with a flagstone patio that leads onto a well maintained lawn, bordered by decorative flower beds and a colourful variety of shrubs and plantings. A pathway continues to the foot of the garden, where a dedicated potting area sits adjacent to a raised wooden decking space, an ideal spot for outdoor furniture and summer entertaining. From here, a private alleyway leads to a wooden latch and brace gate, providing direct access to the additional off road parking and the leasehold garage.





Ground Floor



Floor 1

Approximate total area<sup>(1)</sup>

751 ft<sup>2</sup>  
69.7 m<sup>2</sup>

(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





## Starkings & Watson Hybrid Estate Agents

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