



Holly Blue Mews, Costessey - NR8 5GR



## Holly Blue Mews

Costessey, Norwich

Presented in TURNKEY condition, this SEMI-DETACHED TOWNHOUSE is ready to move in. Offering a VERSATILE LAYOUT, boasting over 1,250 Sq. Ft (stms) of accommodation. Comprising a HALLWAY ENTRANCE with storage and a GROUND FLOOR W.C, opening to the expansive 26' OPEN PLAN KITCHEN and DINING ROOM offering a suite of INTEGRATED APPLIANCES whilst FRENCH DOORS open to the garden. Ascending to the first floor, the spacious SITTING ROOM offers potential for use as a FOURTH BEDROOM, whilst the THIRD BEDROOM can be found across the hall and the FAMILY BATHROOM offers a convenient three piece suite. The second floor includes two further DOUBLE BEDROOMS, the MAIN BEDROOM boasts PART VAULTED CEILINGS and INTEGRAL WARDROBES, completed with a three piece ENSUITE SHOWER ROOM. Stepping outside, DRIVEWAY PARKING can be found adjacent to the property, leading to the GARAGE. To the rear of the home, the LANDSCAPED GARDEN is PRIVATE and FULLY ENCLOSED with timber panel fencing.



Council Tax band: C

Tenure: Freehold

EPC Energy Efficiency Rating: C

- Semi-Detached Townhouse
- 26' Open Plan Kitchen & Dining Room
- First Floor Sitting Room/ Potential Bedroom
- Three/ Four Double Bedrooms
- Main Bedroom with Ensuite Shower Room
- Ground Floor W.C, Family Bathroom & Ensuite Shower
- Private & Enclosed Garden
- Driveway Parking & Garage

The development of Queens Hills 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

The property can be found set back from the road, offering a paved driveway leading up to the garage to the left, with a low maintenance shingled frontage bisected with short pathway leading up to the main entrance under a open porch.



## THE GRAND TOUR

Stepping inside, the hallway entrance offers stairs rising to the first floor with a convenient two piece ground floor W.C to the left. The end of the hallway opens to the expansive 26' open plan kitchen and dining room, offering integrated under stair storage to the right hand side. The kitchen itself includes a range of wall and base storage cupboards with integrated appliances including an oven, five burner gas hob, extractor, fridge, freezer and dishwasher. Wood effect Amtico flooring runs underfoot and continues to the open dining room, offering uPVC double glazed French doors leading out to the garden with ample room for formal dining and seating furniture.

Ascending the stairs to the carpeted first floor landing, a door to the left opens to the third bedroom including carpeted flooring and generous uPVC double glazed windows ensuring the room is flooded with natural light. Across the hall, the spacious sitting room allows for a range of soft furnishing layouts with the versatility to be used as a double bedroom. Centrally from the landing, a three piece family bathroom can be found with tiled flooring and splashback.

Stairs rise to the galleried second floor landing where loft access can be found, in addition to an integral storage cupboard. To the right the second double bedroom offers part vaulted ceilings, radiators and fitted carpets. The main bedroom can be found across the hall, benefitting from two integrated wardrobes, further part vaulted ceilings, fitted carpet running underfoot and a three piece en-suite shower room including a glass enclosed shower.

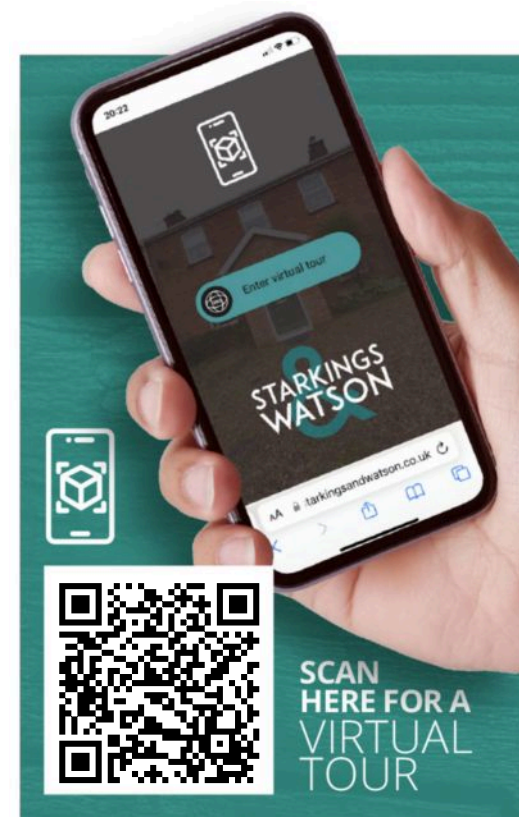
## FIND US

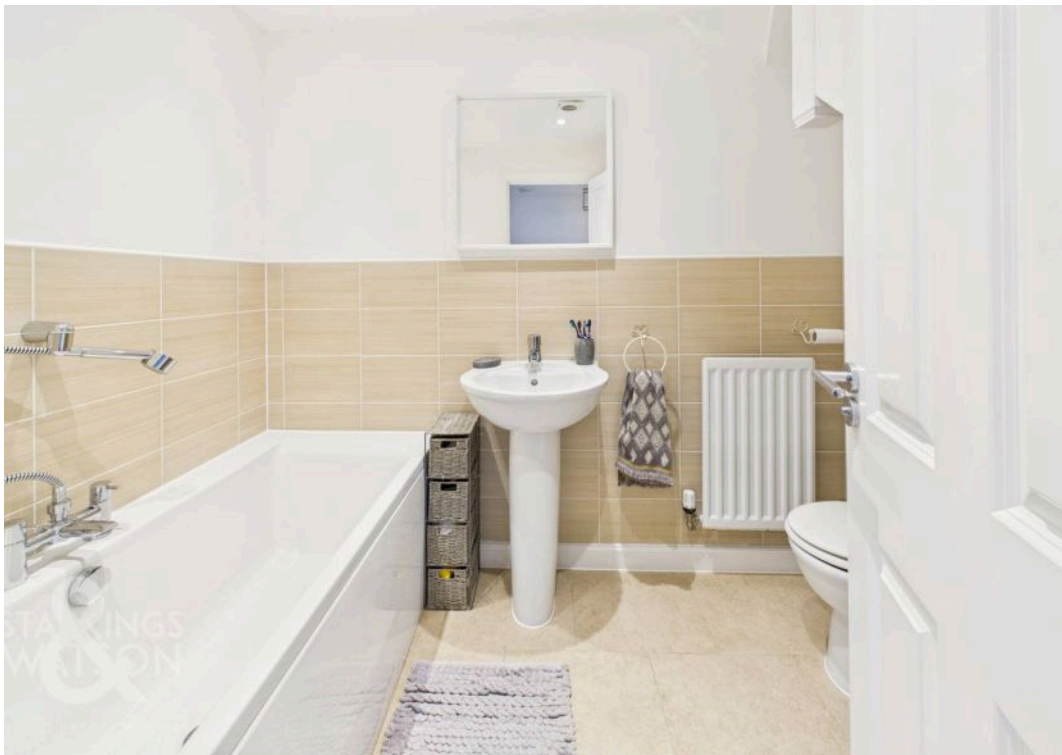
Postcode : NR8 5GR

What3Words : ///mirroring.depending.spoiler

## VIRTUAL TOUR

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







## THE GREAT OUTDOORS

French doors open to the private garden, fully enclosed with timber panel fencing. Initially offering a flagstone patio, perfect for outdoor furniture with pedestrian access to the garage. The remainder of the garden is predominantly laid to a synthetic lawn with a shingle area to the left hand side, a small shed/ playhouse and a decking area at the end of the garden.

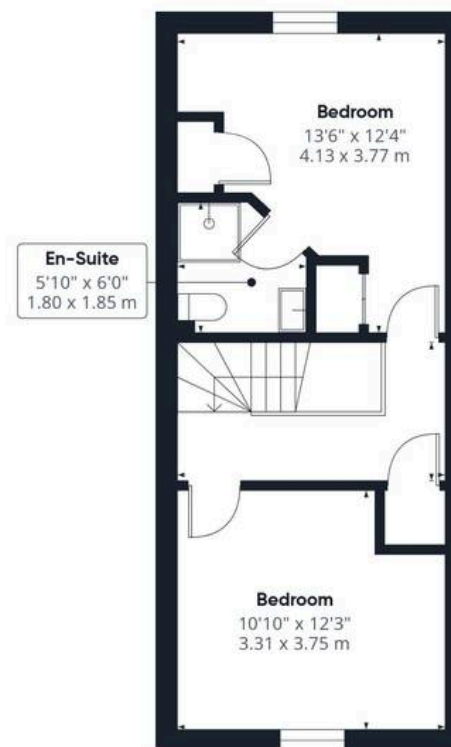




Ground Floor



Floor 1



Floor 2

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

1259 ft<sup>2</sup>  
117.2 m<sup>2</sup>

**Reduced headroom**

8 ft<sup>2</sup>  
0.7 m<sup>2</sup>

(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.

**GIRAFFE 360**



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