



Heron Road, Costessey - NR8 5FJ

**STARKINGS
& WATSON**

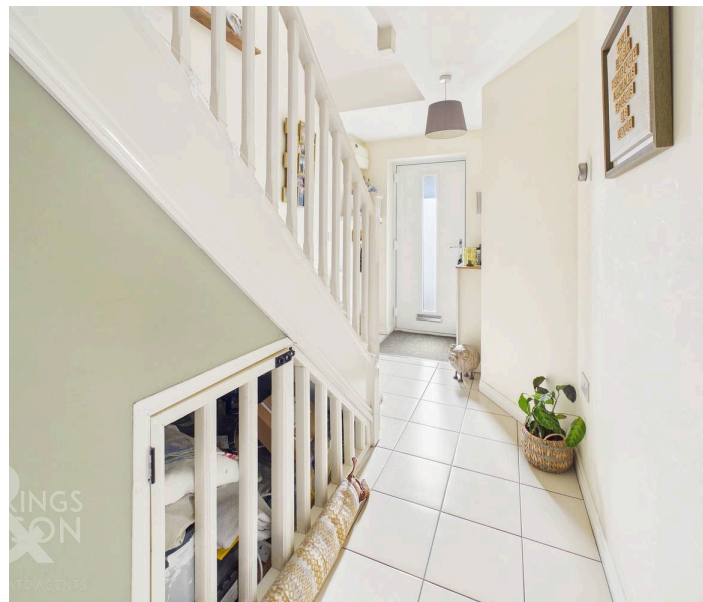
HYBRID ESTATE AGENTS



Heron Road

Costessey, Norwich

This WELL PRESENTED TERRACE FAMILY HOME offers IN EXCESS OF 1,000 SQ. FT (stms) of thoughtfully designed living accommodation, perfectly suited for modern family life. Ideally located within CLOSE PROXIMITY to LOCAL AMENITIES, SCHOOLING and TRANSPORT LINKS, this property ensures convenience is always at your doorstep. Step through the entrance hall and discover a SPACIOUS SITTING ROOM with FRENCH DOORS that seamlessly connect the indoors to the garden, creating a light filled and inviting space for relaxation or entertaining. The impressive 16' KITCHEN/BREAKFAST ROOM features EXTENSIVE STORAGE and INTEGRATED APPLIANCES, providing ample room for family meals or hosting guests. Arranged over two floors, THREE WELL PROPORTIONED BEDROOMS offer flexible accommodation, including a MAIN BEDROOM WITH ENSUITE SHOWER ROOM, a contemporary THREE PIECE FAMILY BATHROOM, and a convenient GROUND FLOOR WC.



Every detail has been considered for comfort and practicality, with a PRIVATE AND FULLY ENCLOSED LOW MAINTENANCE GARDEN, PARKING TO FRONT, and TWO ALLOCATED PARKING SPACES ensuring this home is ready to welcome its new owners.

Council Tax band: C

Tenure: Freehold

EPC Energy Efficiency Rating: C

- Well Presented Terrace Family Home Offering In Excess Of 1,000 Sq. Ft (stms) Of Living Accommodation
- Within Close Proximity To Local Amenities, Schooling & Transport Links
- Spacious Sitting Room With French Doors Opening To The Garden
- 16' Kitchen/ Breakfast Room With Extensive Storage & Integrated Appliances
- Three Well Proportioned Bedrooms Arranged Over Two Floors
- Ground Floor WC, Three Piece Family Bathroom & Ensuite Shower Room
- Private & Fully Enclosed Low Maintenance Garden
- Parking To Front & Two Allocated Parking Spaces



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 enjoys a low maintenance shingle laid frontage, attractively complemented by a colourful selection of potted plants. A brick weave driveway provides parking for one vehicle to the front, with the added benefit of two allocated parking spaces. The main entrance is positioned to the front beneath an open porch.

THE GRAND TOUR

Stepping inside, the well proportioned entrance hallway provides an ideal meet-and-greet space, with stairs rising to the first floor and useful integrated storage, while a convenient two piece WC is neatly tucked beneath the staircase. Tiled flooring runs underfoot and continues seamlessly into the kitchen and breakfast room. The impressive 16' kitchen and breakfast room offers generous storage from a comprehensive range of wall and base units, complemented by integrated appliances including an oven and grill, four burner gas hob and extractor above. Convenient under counter plumbing is provided for both a washing machine and dishwasher, while space is available at the end of the room for a freestanding fridge/freezer. There is also ample room for a formal dining table and additional freestanding storage, creating a practical and sociable space for everyday living. At the end of the hallway, you are welcomed into the heart of the home, the inviting rear facing sitting room. Wood effect flooring runs underfoot, while the generous proportions comfortably accommodate a variety of soft furnishing arrangements and freestanding storage.

The room is flooded with natural light through uPVC double glazed windows and French doors opening directly onto the garden patio, creating a wonderful connection with the outside space.

Ascending to the carpeted first floor landing, doors lead to two well proportioned bedrooms. The larger double bedroom features carpeted flooring and provides ample space for storage furniture and a vanity desk, while the second single bedroom is currently utilised as a home office/study. Both bedrooms are served by the centrally positioned three piece family bathroom, which features tiled flooring and tiled splashbacks for a practical and easy-to-maintain finish.

Continuing to the second floor landing, you are welcomed into the spacious main bedroom suite. The bedroom enjoys an abundance of natural light through large twin Velux windows and features comfortable carpeted flooring, with ample space for a double bed and freestanding storage furniture. Two generous integrated wardrobes provide excellent additional storage, while a private three piece ensuite shower room completes the suite. The ensuite features a generous inset double shower cubicle with sliding glass door and continued tiled flooring.

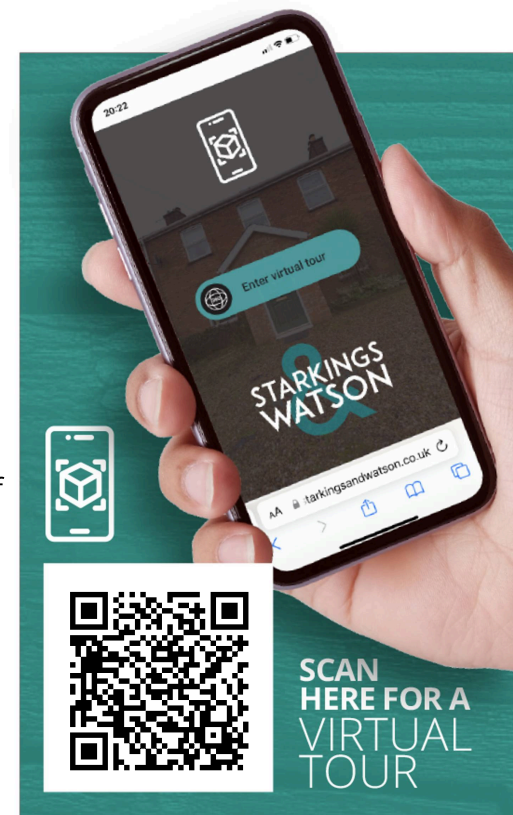
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VIRTUAL TOUR

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

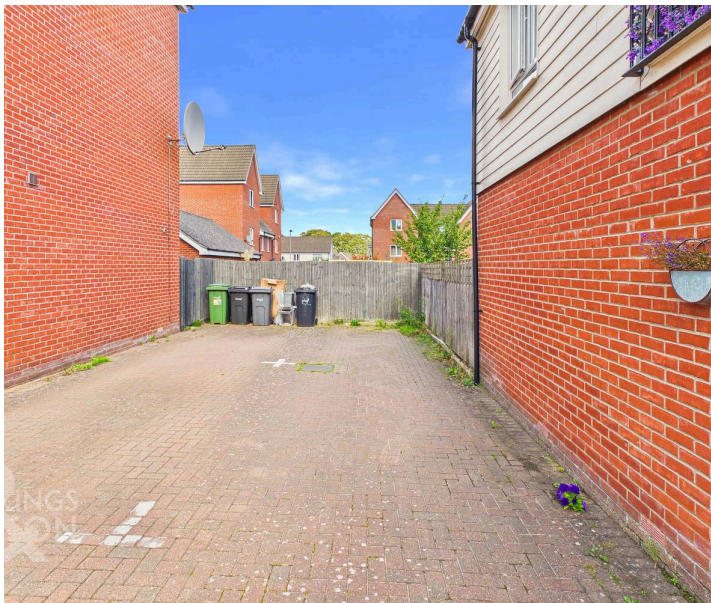






THE GREAT OUTDOORS

The rear garden can be access via the French doors in the sitting room. immediately, you will find yourself standing on a small patio area leading to a strip of artificial grass stretching to the rear. On the right side, a larger patio can be found, perfect for an outside seating set to enjoy the warmer weather with family and friends, and on the left, a paved footpath takes you to the rear latch and brace gate - taking you towards the garages. The garden is safe and secure, being a mid terrace, both sides have wooden panel fencing with the garage being the the third wall to the rear. Mature hedges fill the garden with colour, and having external lighting and outside water supply, means this is the perfect place to relax with a coffee or even a glass of bubbles.





Ground Floor

Floor 1



Floor 2

Approximate total area⁽¹⁾

1005 ft²

93.2 m²

Reduced headroom

51 ft²

4.7 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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