

TO LET



House - Townhouse (EPC Rating: C)

**16 Sir Alfred Munnings Road, Costessey,
Norwich, NR8 5EE**

£1350pcm

- Three Storey Townhouse
- Three Bedrooms
- Kitchen/Breakfast Room
- Ensuite
- Garage



3 Bedroom House - Townhouse located in Norwich

Welcome to Sir Alfred Munnings Road in Queens Hills, Costessey, Norwich, this well-presented three-storey townhouse is an ideal family home, offered with the added benefit of no onward chain. This property is perfect for those seeking a seamless transition into their new abode.

Upon entering, you are greeted by a welcoming entrance hall that leads to a dining room, perfect for family meals and entertaining guests. The kitchen/breakfast room is thoughtfully designed, providing a comfortable space for casual dining and culinary pursuits.

The first floor boasts a spacious sitting room, ideal for relaxation, along with a well-proportioned bedroom. Ascending to the top floor, you will find the principal bedroom, complete with an ensuite shower room, ensuring privacy and convenience. Additionally, there is a second bedroom and a family bathroom, catering to the needs of a growing family.

Outside, the rear garden is enclosed and easy to maintain, providing a tranquil space for outdoor enjoyment. A garage located beneath a coach house at the rear of the property adds to the convenience, offering secure parking and additional storage.

Location is key, and this home does not disappoint. It is conveniently close to local schools, shops, and a retail park just a mile away. Additionally, the University of East Anglia and the University Hospital are easily commutable, making this property perfect for those who value accessibility.



Entrance Hall

Sealed unit double glazed door to the front, stairs to the first floor, doors to the dining room, wc and kitchen/breakfast room. Understairs cupboard and radiator.

Wc

Wc and wash hand basin.

Kitchen/Breakfast Room

15'2 x 11'5

Sealed unit double glazed window and door out to the rear garden. Range of base and wall mounted units, sink, integrated appliances to include hob, oven, fridge/freezer, dishwasher and washing machine. Understairs cupboard.

Dining Room

10'8 x 8'7

Sealed unit double glazed window to the front and radiator.

First Floor Landing

Sealed unit double glazed window to the front, doors to the sitting room and bedroom three. Stairs to the second floor.

Sitting Room

15'1 x 13'2

Sealed unit double glazed windows to the rear and radiator.

Bedroom Three

12'6 x 9'0

Sealed unit double glazed window to the front, wardrobe and radiator.

Second Floor Landing

Doors to principle bedroom, bedroom two and family bathroom.

Principal Bedroom

13'2 x 9'2

Sealed unit double glazed window to the rear, radiator, built in wardrobe and door the ensuite shower room.

Ensuite shower

sealed unit double glazed velux style window to the rear, shower cubicle, wash hand basin and wc. Splashbacks and radiator.

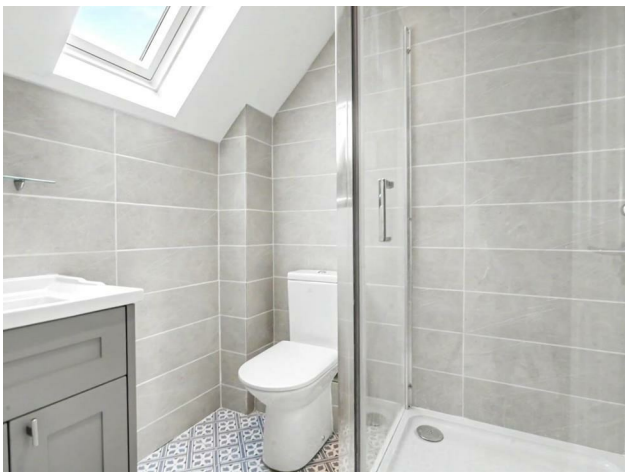
Bedroom Two

11'6 min x 12'9

Sealed unit double glazed window to the front, radiator and wardrobe.

Outside

The front of the property has pedestrian access only via a pathway at the end of the terrace, screened from the road with hedging and estate rail fencing, pathway to the entrance. The rear garden is enclosed with easy maintenance in mind with the landscaping. Sandstone patio, gravel borders, enclosed by panel fencing and gated to the rear from the parking. The single garage is under the neighbouring coach house.

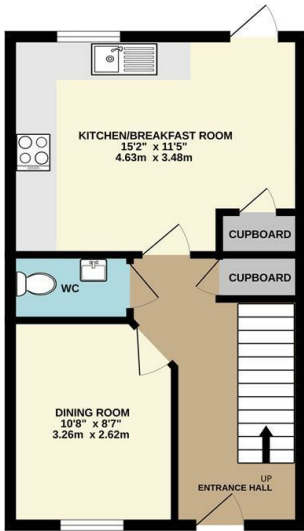


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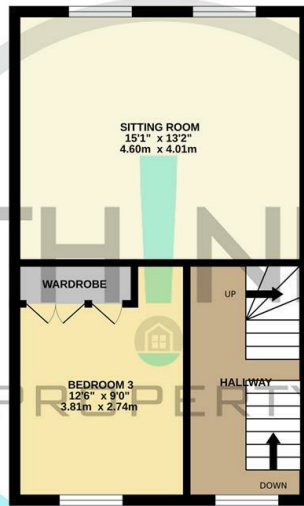


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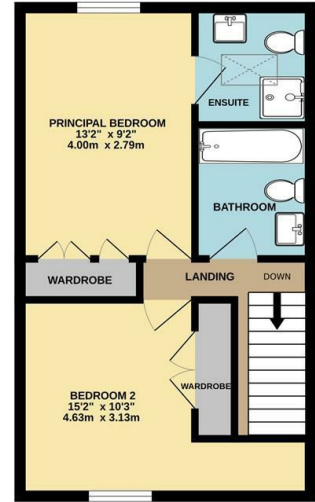
GROUND FLOOR



1ST FLOOR



2ND FLOOR

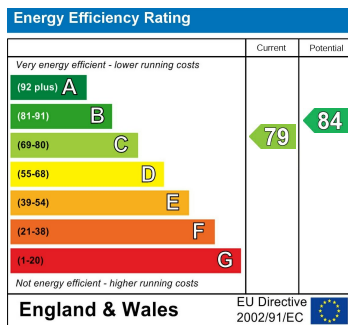


Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Council Tax Band

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Energy Performance Graph



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