



Hill Road, Norwich - NR5 0NG

**STARKINGS
& WATSON**

HYBRID ESTATE AGENTS



Hill Road

Norwich

NO CHAIN! Prominently positioned on a 0.48 ACRE PLOT (stms), this DETACHED HOUSE has been MODERNISED and UPGRADED, including NEW FLOORING, REPLASTERING, RADIATORS and more. Externally the property boasts SOLAR PANELS with 2.4 kWh batteries for greatly reduced running costs and a recently re-laid BRICKWEAVE DRIVEWAY offering parking for multiple vehicles, leading to the oversized GARAGE with well maintained and mature FRONT GARDENS. Heading inside, the accommodation is light and contemporary, opening to a spacious HALLWAY ENTRANCE, the perfect MEET and GREET space, with stairs rising to the first floor and a well sized CLOAKROOM, perfect for storing coats and shoes. The heart of the home is undoubtedly the 22' SITTING and DINING ROOM, enjoying a bright TRIPLE ASPECT including a BAY WINDOW to the front aspect. The room offers versatility for family living and benefits from heating and cooling AIR CONDITIONING. Continuing to the uPVC double glazed CONSERVATORY, enjoying panoramic garden views and FRENCH DOORS opening directly onto the patio. Beyond, the fully fitted KITCHEN includes EXTENSIVE STORAGE and BREAKFAST BAR seating, with a 'Range' style cooker providing a focal point. The kitchen is complimented by the adjacent UTILITY SPACE, including space for freestanding white goods and plumbing for a washing machine.



Access leads out to the garden alongside a conveniently positioned two piece W.C. Heading upstairs, doors open to FOUR DOUBLE BEDROOMS, with all rooms boasting a generous DUAL ASPECT, ensuring the first floor is bathed in NATURAL LIGHT. The MAIN BEDROOM also benefits from air conditioning. All rooms are served by a high specification, recently refitted FOUR PIECE FAMILY BATHROOM. Outside, the rear GARDEN is PRIVATE and FULLY ENCLOSED, a true highlight of the home offering two substantial PATIO'S, OUTBUILDINGS and a LAWN EXPANSE, perfect for kids activities, entertaining guests and scope to further landscape.

Council Tax band: D
Tenure: Freehold

- No Chain!
- Detached House
- 0.48 Acre Plot (stms) With Scope To Remodel Or Extend (stp)
- Solar Panels With 2.4 kWh Batteries
- 22' Triple Aspect Sitting/ Dining Room
- Four Bedrooms & Four Piece Family Bathroom
- Oversized Garage & Recently Relaid Brickweave Driveway
- Expansive Private & Enclosed Rear Gardens

Being located centrally within Costessey, where within a short walk you will find various local amenities including shops, hardware store, post office etc. Local schooling is located close by up to secondary level, whilst a wealth of public transport leads to Norwich and the nearby Retail Parks



SETTING THE SCENE

Set back from the road, the property is approached via a newly re-laid brick weave driveway, offering parking for multiple vehicles and leads to the garage at the front. The driveway is bordered by mature front gardens, predominantly laid to lawn and featuring a range of established shrubs and trees. The main entrance can be found from a few shallow steps to the front of the home, sheltered under an open porch, with a further door providing convenient pedestrian access directly into the garage.

THE GRAND TOUR

Stepping inside, the light and bright hall entrance features tiled flooring running underfoot for ease of maintenance, complemented by a well sized cloakroom to your immediate left providing ample storage for coats and shoes. From the hallway, stairs rise to the first floor and doors open to all ground floor accommodation. To the right, you are welcomed into the heart of the home: the 22' sitting and dining room. This space is flooded with natural light, enjoying a triple aspect that includes uPVC double glazed bay windows to the front. Wood flooring runs underfoot, and the room offers great versatility for a range of soft furnishing layouts and formal dining. Centred around an exposed brick fireplace with a wood burner positioned on a tiled hearth, the space additionally benefits from air conditioning for year round heating and cooling. From here, sliding glass doors lead to the fully uPVC double glazed conservatory. This space enjoys panoramic garden views and benefits from French doors opening directly onto the brick weave patio. Also from the hallway, the fully fitted kitchen sits to the rear of the home, providing extensive storage with a range of wall and base units. Worktop space wraps around providing ample room for food preparation and continues to include breakfast bar seating for informal dining, tiled flooring continues underfoot. Space is available for a 'range' style cooker with a fitted extractor above, along with undercounter space and plumbing for a dishwasher. A further door leads to a utility and rear porch, offering freestanding space for white goods and under counter plumbing for a washing machine and tumble dryer. This area also provides additional space for outdoor wear and leads to a conveniently positioned two piece W.C.

Ascending the stairs to the first floor landing, wood flooring runs underfoot and continues into each of the four double bedrooms.

All four rooms benefit from radiators, uPVC double glazing and dual aspect windows, offering ample room for large double beds and storage furniture. The main bedroom further benefits from its own air conditioning unit. Completing the accommodation is the refitted four piece family bathroom. This substantially sized room features floor to ceiling tiling and tiled flooring, boasting a freestanding bath, a wall mounted heated towel rail, and a floating sink with vanity storage and shaving points. The suite is finished with a glass enclosed double opening shower cubicle.

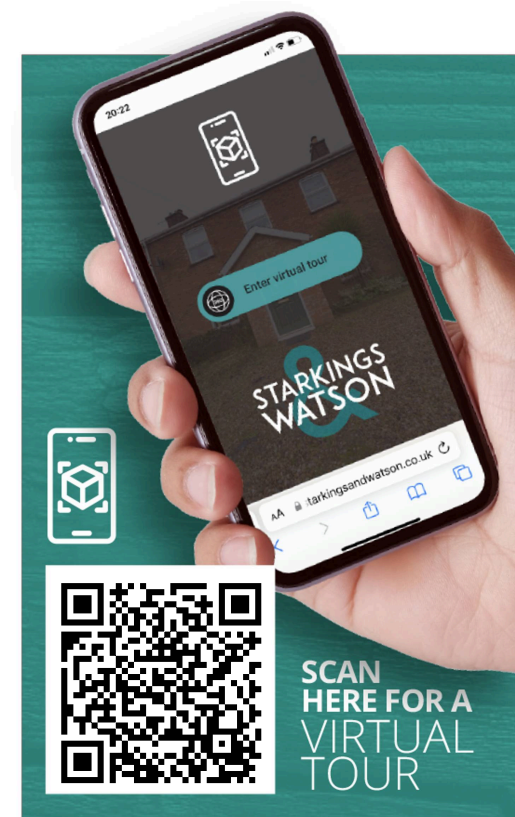
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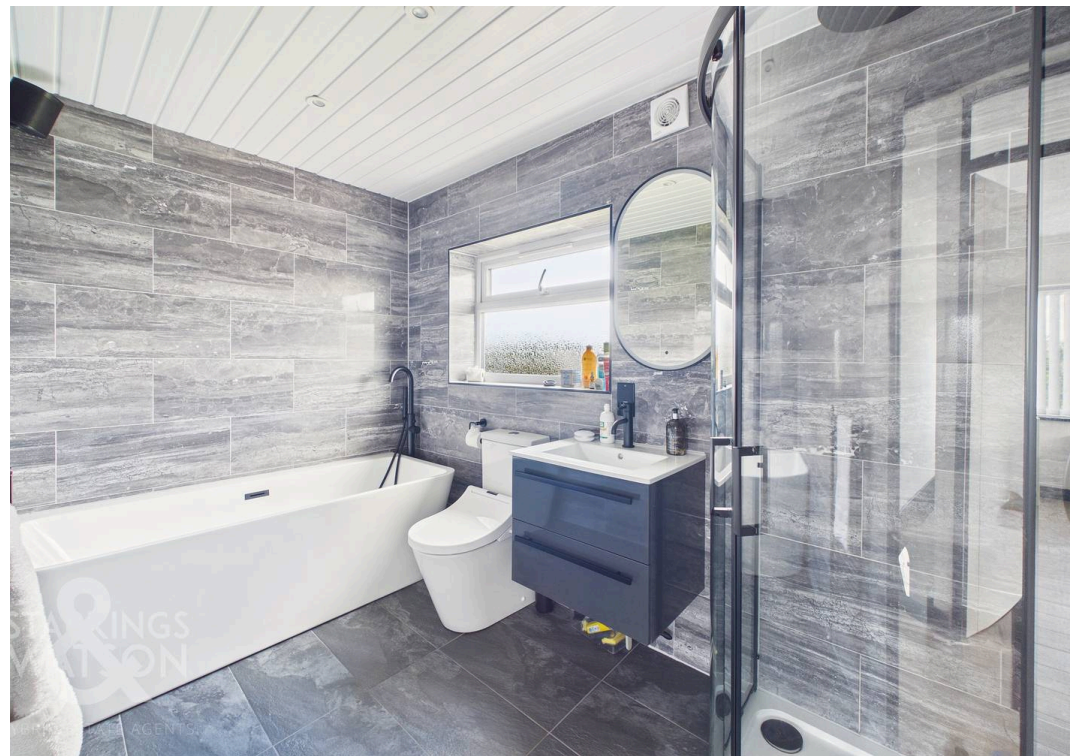
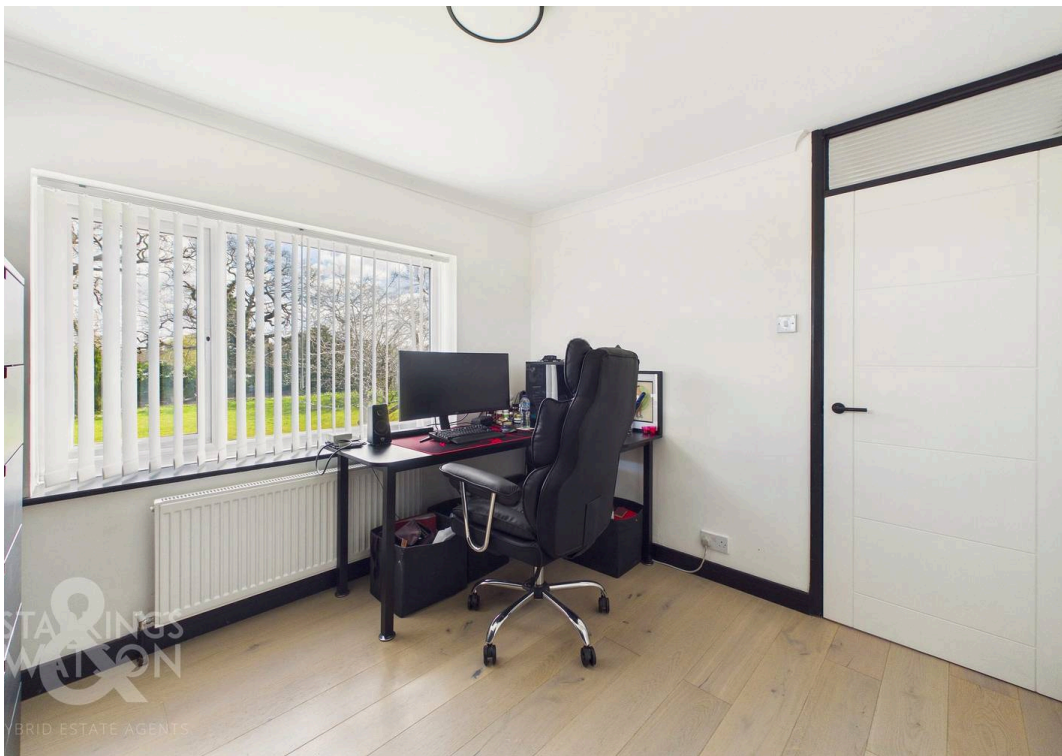
Postcode : NR5 0NG

What3Words : ///zips.chats.trunk

VIRTUAL TOUR

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



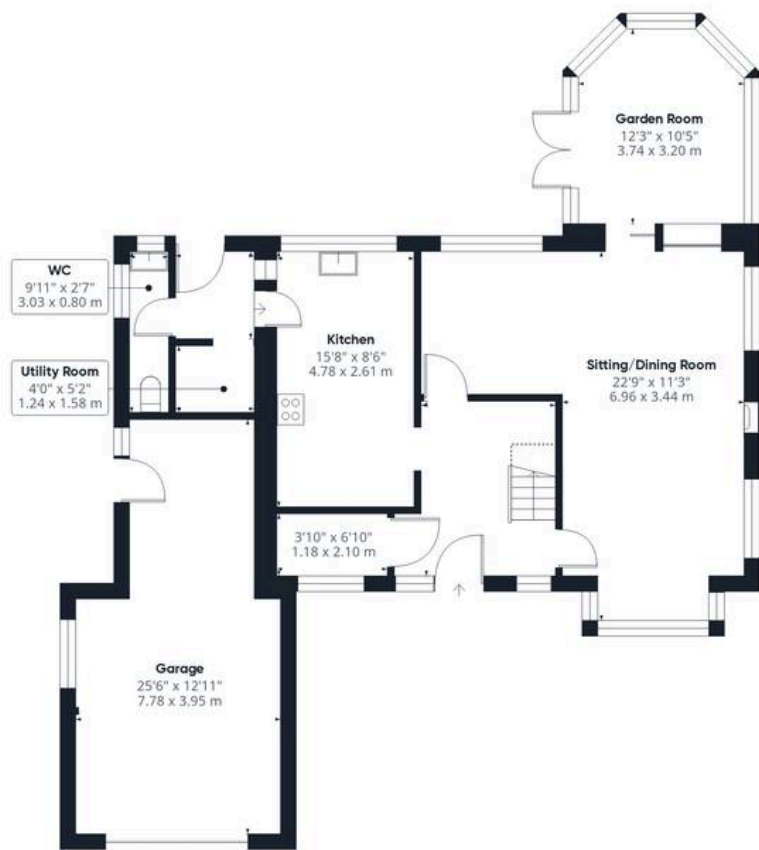




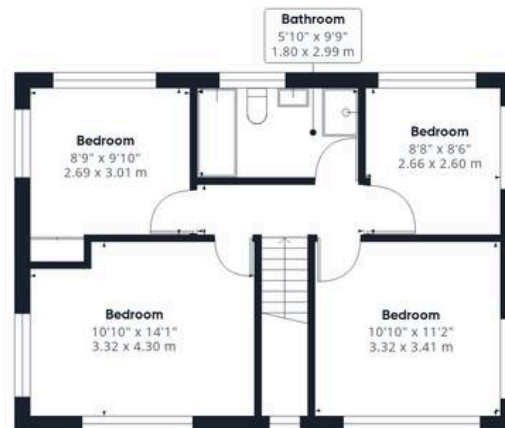
THE GREAT OUTDOORS

Stepping outside, you are initially welcomed to a well-sized brick weave patio that provides an ideal space for outdoor furniture. This leads to two timber storage sheds tucked away at the side of the home, where convenient access is available from both sides of the property. To one side, double opening wooden latch and brace gates provide practical access for a ride on lawnmower. The remainder of the garden is predominantly laid to an expansive and well maintained lawn, fully enclosed with timber panel fencing and hedging. Mature shrubs and plantings border the lawn, leading to the end of the garden where a substantially sized outbuilding provides excellent additional storage. A recently laid flagstone patio features an open and close pergola, offering a versatile area for outdoor seating to enjoy the summer months. Completing the garden is a well sized greenhouse, currently utilised for further outdoor seating and decorative plantings.





Ground Floor Building 1



Floor 1 Building 1



Ground Floor Building 2



Ground Floor Building 3

Approximate total area⁽¹⁾

2087 ft²
193.8 m²

Reduced headroom

12 ft²
1.1 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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