



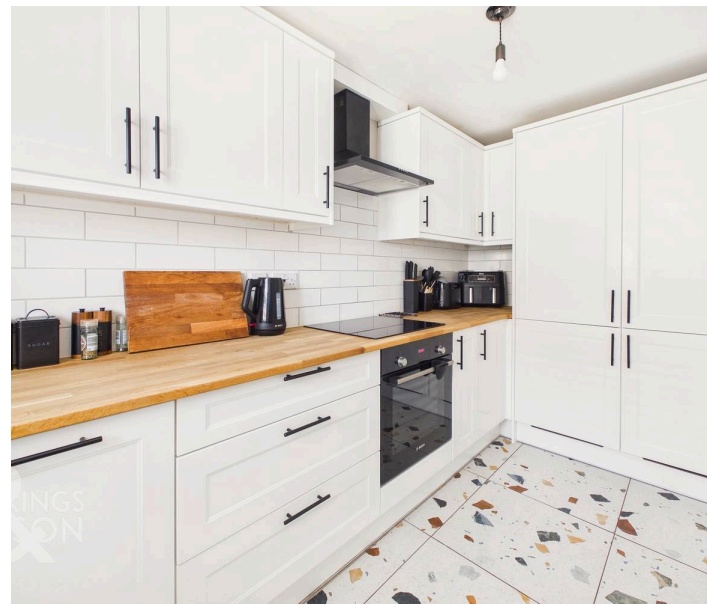
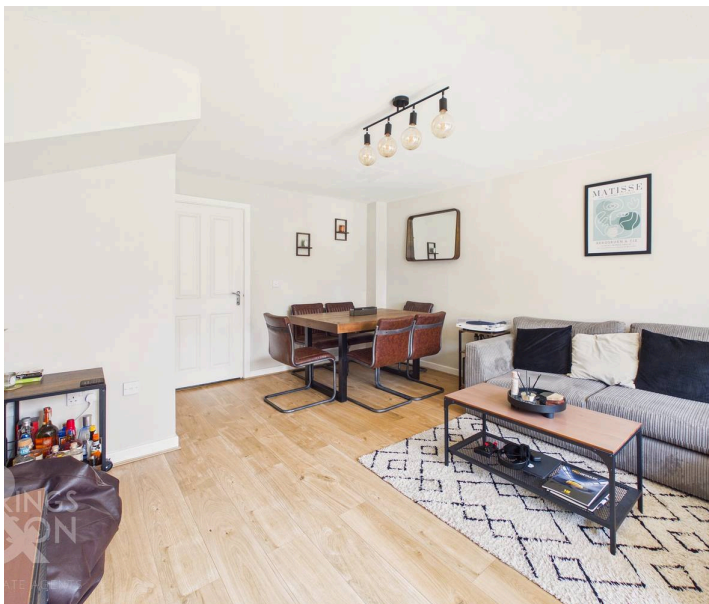
Bittern Road, Costessey - NR8 5FL



Bittern Road

Costessey, Norwich

Found within an EVER POPULAR DEVELOPMENT, this superb SEMI-DETACHED TOWN HOUSE offers spacious, versatile living across three well-designed levels. Step through the welcoming entrance hall into a MODERN FITTED KITCHEN featuring BUILT-IN APPLIANCES and stylish finishes, perfect for culinary enthusiasts. The heart of the home is the impressive 16' OPEN SITTING/DINING ROOM, where FRENCH DOORS seamlessly connect the indoors to the rear garden, creating a light-filled space ideal for both relaxing and entertaining. Upstairs, discover THREE DOUBLE BEDROOMS arranged over two floors, offering flexibility for families or those seeking a dedicated home office or guest room. The property boasts a FULLY RENOVATED FAMILY BATHROOM, EN-SUITE, and a convenient WC, all updated with modern fixtures and finishes. Additional highlights include a BRAND NEW GAS CENTRAL HEATING BOILER and tasteful DECORATIVE CHANGES THROUGHOUT, ensuring a move-in ready environment. The CARPORT, enhanced with



EXTRA LIGHTING and ELECTRICS, plus a DRIVEWAY for OFF ROAD PARKING, add practicality and convenience for busy households. The Rear garden boasts newly erected fencing with a low-maintenance yet attractive feel.

Council Tax band: C

tenure: Freehold

EPC Energy Efficiency Rating: C

- Semi-Detached Town House In An Ever Popular Development
- Newly Fitted Kitchen With Built In Appliances
- 16' Open Sitting/Dining Room Backing Onto The Rear Garden Through French Doors
- Three Double Bedrooms Over Two Levels
- Family Bathroom, En-suite & WC All Fully Renovated & Updated
- Brand New Gas Central Heating Boiler & Decorative Changes Throughout
- Private & Enclosed Rear Garden With New Fencing
- Carport With Extra Lighting & Electrics Plus Driveway For Off Road Parking

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

Set back from this street, this home is located behind a low maintenance paved frontage with pathway leading directly to the front door, whilst tandem parking on a brick weave driveway can be located to the right with a carport fitted above with newly fitted lighting and power supply while gated access takes you into the rear garden.

THE GRAND TOUR

Once inside, a freshly decorated hallway is the first place to greet you granting access to all living accommodation on the ground floor with attractive tile flooring leading you through to a fully modernized ground floor WC complete with new vanity unit and sink with heated towel rail. Sitting opposite this is a modern kitchen boasting a mixture of wall and base mounted cabinetry with integrated appliances including an oven and hob with extraction above and a dishwasher where tile splashbacks are accompanied by wooden work surfaces and a newly fitted gas central heating boiler. Towards the rear of the home the main living space opens up in the form of a 16' open plan sitting and dining room. This space, much like most of the home has been redecorated to create a more modern feel with large uPVC double glazed windows and doors backing onto the rear garden patio.

The family bathroom suite has been fully modernized recently to create a unique feel with upgraded tiling, bath and dual shower heads with glass screen mounted over the bath, tall heated towel rail and vanity storage. In total three double bedrooms are on offer with the first two on the first floor each of which being more than capable of hosting a double bed with added storage solutions and soft furnishings.

The main bedroom is located on the second floor complete with its own mirrored built in wardrobes and an updated three piece ensuite complete with walk in shower unit with rainfall shower head, heated towel rail, vanity storage and Velux window. There is also loft hatch with a drop down ladder leading to boarded loft space with lighting.

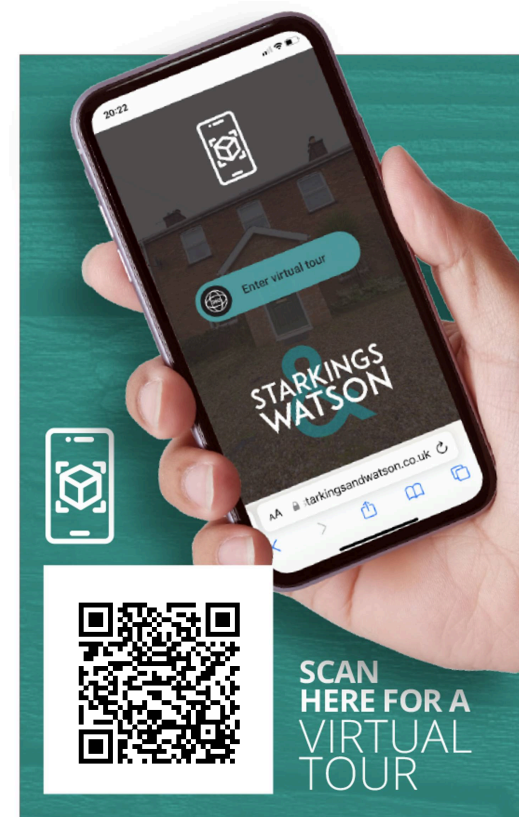
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VIRTUAL TOUR

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







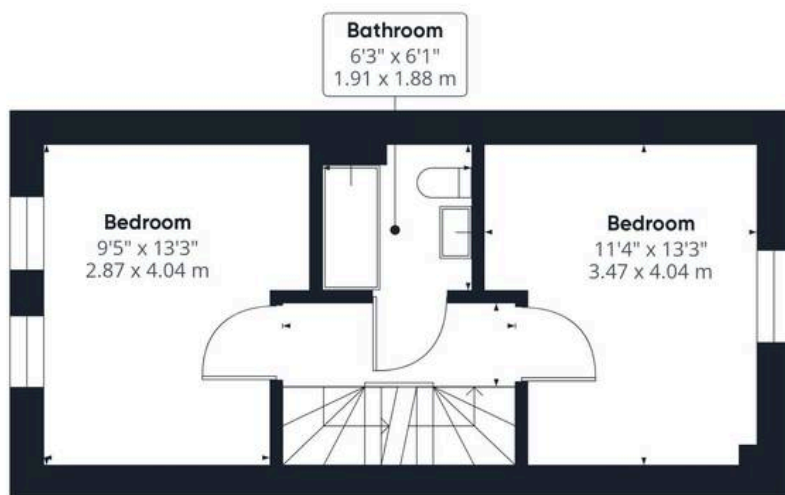
THE GREAT OUTDOORS

The rear garden, much like the inside of the home has been updated and modernized by the current owner where an attractive yet low maintenance feel takes you through from the flagstone patio towards an artificial lawn, garden and raised planting beds. Housing two garden sheds, the entirety of the garden has been finished with newly erected fencing with a timber swinging gate leading towards the carport with outside tap and driveway.





Ground Floor



Floor 1



Floor 2

Approximate total area⁽¹⁾

1167.99 ft²
108.51 m²

Reduced headroom

12.59 ft²
1.17 m²

(1) Excluding balconies and terraces

Reduced headroom

..... Below 5 ft/1.5 m

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations are based on RICS IPMS 3C standard.

GIRAFFE 360



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