



Parklands, Costessey - NR8 5AL

**STARKINGS
& WATSON**

HYBRID ESTATE AGENTS



Parklands

Costessey, Norwich

NO CHAIN! Nestled at the very end of a quiet CUL-DE-SAC, this UPGRADED and IMPROVED DETACHED FAMILY HOME offers over 1,590 sq. ft (stms) of beautifully arranged accommodation, IMMACULATELY PRESENTED in TURNKEY, the property has been modernised to a HIGH SPECIFICATION throughout. Step into the welcoming enclosed PORCH ENTRANCE, leading through to the heart of the home, the stunning 20' FAMILY/ DINING ROOM, boasting BI-FOLDING DOORS opening directly onto the raised GARDEN PATIO, seamlessly connecting inside and out. The thoughtfully designed layout provides a natural flow to all ground floor rooms, including a conveniently positioned W.C and double doors leading to the spacious SITTING ROOM, offering versatility to open the space for entertaining guests or closing off on cosy winter evenings. The newly refitted KITCHEN is centred around an attractive FREE-STANDING ISLAND and features fully INTEGRATED APPLIANCES, complimented by a separate UTILITY ROOM. A versatile DOUBLE BEDROOM with INTEGRATED WARDROBES sits on the ground floor, perfect for guests or MULTI-GENERATIONAL LIVING. Upstairs, a spacious GALLERIED LANDING opens to a further THREE DOUBLE BEDROOMS, each offering their own sense of sanctuary.



The MAIN BEDROOM is a true retreat, featuring a generous BALCONY for morning coffee or evening relaxation, and a private ENSUITE SHOWER ROOM. Every detail has been considered to enhance comfort, style, and functionality. Outside, the PRIVATE rear GARDEN is FULLY ENCLOSED, landscaped to offer a RAISED GARDEN TERRACE for soaking up the summer sun. The space additionally enjoys a TREE-LINED REAR ASPECT for added privacy, whilst to the front, DRIVEWAY PARKING can be found for multiple vehicles leading to the integral GARAGE.

Council Tax band: E

Tenure: Freehold

EPC Energy Efficiency Rating: D

- No Chain!
- Upgraded & Improved Detached Family Home
- Over 1,590 Sq. Ft (stms) Of Accommodation
- 20' Family/ Dining Room With Bi-Folding Doors & Sitting Room
- Newly Refitted Kitchen & Utility Room
- Four Double Bedrooms
- Landscaped Private Gardens Enjoying A Tree-Lined Rear Aspect
- Driveway Parking & Garage

The property is superbly located within walking distance of a local school and just steps away from a regular bus link into Norwich City Centre, making it ideal for families and commuters alike. The nearby Longwater Retail Park is only a few minutes away, offering a fantastic range of shops and supermarkets aswell as range of everyday amenities. Whilst the A47 leads to Norwich and the A11.



SETTING THE SCENE

The property is tucked away at the end of a quiet cul-de-sac, set back from the road and fronted by a shingle driveway that offers ample parking for multiple vehicles. To the right, the garage is accessed via an up-and-over door, while to the left, a low maintenance garden is fronted by a low level brick wall and predominantly laid to lawn with a variety of shrubs and plantings. The main entrance is found at the front of the home, sheltered under a spacious open porch.

THE GRAND TOUR

Stepping through the main entrance, you are welcomed into an enclosed porch that offers a perfect meet-and-greet space with ample room for storing coats and shoes. This flows directly into the social hub of the home, the 20' open family and dining room. This inviting space is ideal for modern family living, with stairs rising to the first floor and a conveniently located two piece W.C tucked away to the corner. New internal doors lead to the remaining ground floor accommodation, including a front facing double bedroom that currently serves as a home office, complete with integrated wardrobes. The family room provides versatility for various layouts and ample room for formal dining, with bi-folding doors ensuring the space is flooded with natural light while opening directly onto the raised garden patio. Double sliding doors lead into the spacious sitting room, which enjoys a rear facing aspect, continued hard flooring, LED spotlights, and a recessed area perfect for a media wall or bespoke shelving. Directly opposite is the refitted kitchen, centred around a freestanding island. It offers an extensive range of wall and base units alongside a full suite of integrated appliances, including an induction hob with a built-in central extractor, a wine fridge, dishwasher, oven, microwave, and fridge/ freezer. The kitchen provides rear access to the garden and an internal door to the garage, which has been thoughtfully designed to include a utility space with plumbing for a washing machine and tumble dryer, further wall and base storage units and space for an 'American style' fridge/ freezer.

Ascending to the galleried first floor landing, double doors open to a deceptively sized integrated storage cupboard. The main bedroom enjoys a front facing aspect, with French doors opening onto a spacious balcony enclosed by wrought iron railings—a perfect spot for outdoor furniture. This room also benefits from a private en-suite shower room featuring an inset shower cubicle, decorative mosaic style tile flooring, and a wall mounted heated towel rail. Two further double bedrooms are equally well sized; both are carpeted and enjoy a rear facing aspect overlooking the surrounding green space. These rooms are served by the refitted three piece family bathroom, which offers a shower over the bath, floor-to-ceiling tiling, a large storage cupboard, and a further heated towel rail.

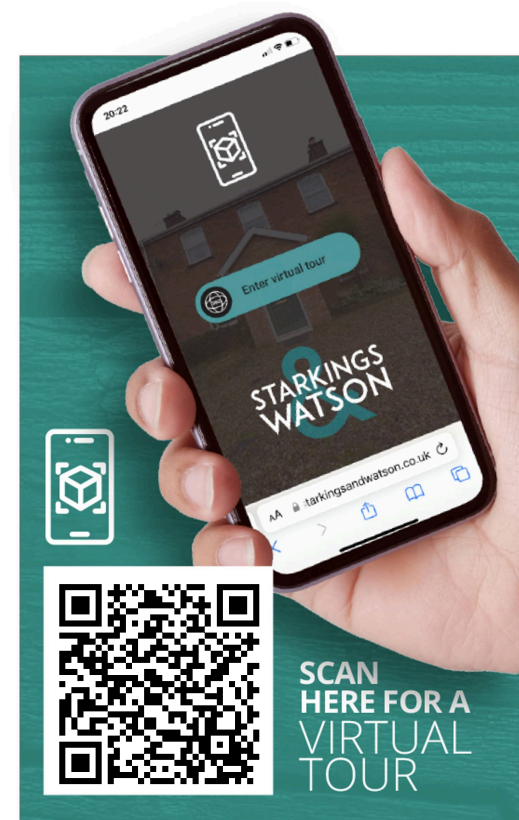
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VIRTUAL TOUR

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



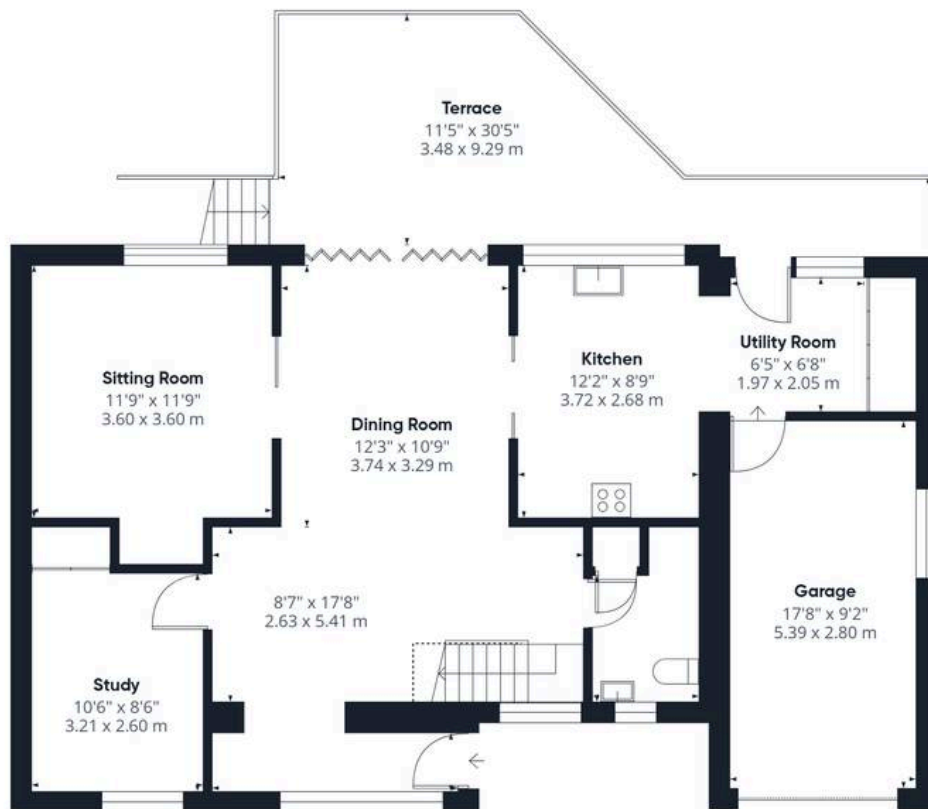




THE GREAT OUTDOORS

Heading outside, the landscaped private garden is fully enclosed by timber panel fencing and enjoys a tranquil, tree-lined rear aspect. Initially, you are welcomed onto an elevated slate patio that overlooks the garden, a perfect vantage point for outdoor furniture to enjoy the warmer months. This stylish space is enclosed with contemporary glass railings and benefits from an electrically operated canopy overhead for versatile shade. Shallow steps descend to the main body of the garden, where side access leads back to the front of the home. The remainder of the garden is predominantly laid to a well maintained lawn, surrounded by a mature variety of shrubs, trees, and plantings, and finished with a practical timber storage shed at the foot of the garden.





Ground Floor



Floor 1



Approximate total area⁽¹⁾

1591 ft²
147.8 m²

Balconies and terraces

239 ft²
22.2 m²

Reduced headroom

14 ft²
1.3 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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