



Dunnock Drive, Costessey - NR8 5FF

**STARKINGS
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HYBRID ESTATE AGENTS



Dunnock Drive

Costessey, Norwich

This SUBSTANTIAL DETACHED TOWNHOUSE offers an impressive blend of space, style, and versatility, arranged over three floors for modern family living. Step inside to a welcoming entrance leading directly into the expansive 23' OPEN PLAN KITCHEN/RECEPTION/UTILITY ROOM, a superb space for entertaining or relaxing. The DUAL ASPECT design floods this area with natural light, while the RECENTLY REFITTED KITCHEN features sleek INTEGRATED APPLIANCES and EXTENSIVE STORAGE, making it as functional as it is stylish. The DINING ROOM, with elegant FRENCH DOORS opening to the garden, provides a seamless transition between indoor and outdoor living, perfect for gatherings or quiet evenings at home. A conveniently positioned W.C completes the ground floor. Upstairs, the first floor reveals a generous 15' SITTING ROOM complete with a JULIET BALCONY and two well proportioned bedrooms served by a contemporary FAMILY BATHROOM with a shower over the bath. The SECOND FLOOR offers two further DOUBLE BEDROOMS, both with PART VAULTED CEILINGS and ENSUITE SHOWER ROOMS fitted with VELUX WINDOWS.



Stepping outside, the PRIVATE and FULLY ENCLOSED GARDEN has been LANDSCAPED to offer a LOW MAINTENANCE. Whilst to the front, brick weave TANDEM DRIVEWAY PARKING for multiple vehicles leads to the GARAGE.

Council Tax band: E

Tenure: Freehold

EPC Energy Efficiency Rating: C

- Substantial Detached Townhouse
- 23' Open Plan Kitchen/ Reception/ Utility Room
- Recently Refitted Kitchen With Integrated Appliances
- Dining Room With French Doors Opening To The Garden
- Four/ Five Bedrooms
- W.C, Family Bathroom & Two Ensuite Shower Room's
- Landscaped Low Maintenance Private Gardens
- Driveway Parking & Garage

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

Occupying a prominent position, the property features a low maintenance frontage enclosed by decorative wooden picket fencing, with a pathway leading to the main entrance. Adjacent to this, a brick weave driveway provides ample off road parking for multiple vehicles and leads to the garage, which is accessed from an up and over door.

THE GRAND TOUR

Stepping inside, you are welcomed immediately into an impressive 23' open plan kitchen, sitting and utility space. One side is dedicated to relaxing with soft furnishings and features carpeted flooring underfoot. This space flows seamlessly into the recently refitted kitchen, which offers extensive storage from a range of wall and base units. Integrated appliances include twin ovens and an inset electric hob with an extractor overhead, while under counter plumbing is available for a washing machine, tumble dryer and dishwasher. Wrap around worktops create comfortable breakfast bar seating for informal meals, providing plentiful preparation space, in addition to dedicated room for a freestanding fridge/ freezer. Hard flooring runs underfoot for ease of maintenance. From the inner hallway, stairs rise to the first floor with a useful two piece W.C tucked away beneath. A further door opens into a versatile dining room featuring uPVC double glazed French doors that open directly onto the garden patio. This room offers excellent flexibility and could easily be utilised as a home office or study space.

Ascending to the carpeted first floor landing, a convenient airing cupboard can be found at the end, while doors open to two bedrooms. One comfortably accommodates a double bed, while the second functions as a single room with a desk. Both are served by an updated three piece family bathroom, featuring a shower over the bath with a glass screen and low maintenance shower boarding.

Completing the first floor accommodation is a further 15' sitting room, boasting uPVC double glazed windows and French doors that open to a Juliette balcony, offering a bright and airy environment with plenty of space for various furniture arrangements.

Arriving on the second floor landing, doors give way to two substantial double bedrooms. Both rooms are finished with carpeted flooring, offer ample space for large double beds and storage furniture and feature part vaulted ceilings. Each bedroom further benefits from its own private ensuite shower room, complete with a glass enclosed shower cubicle and a bright Velux window overhead.

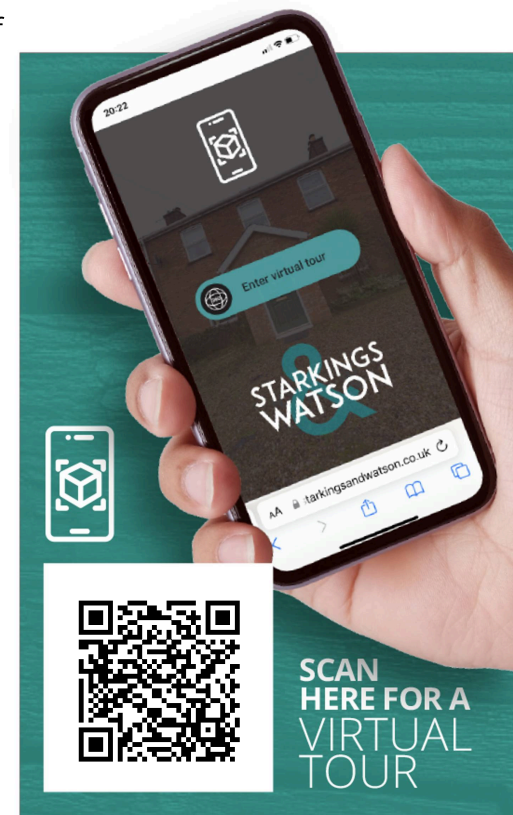
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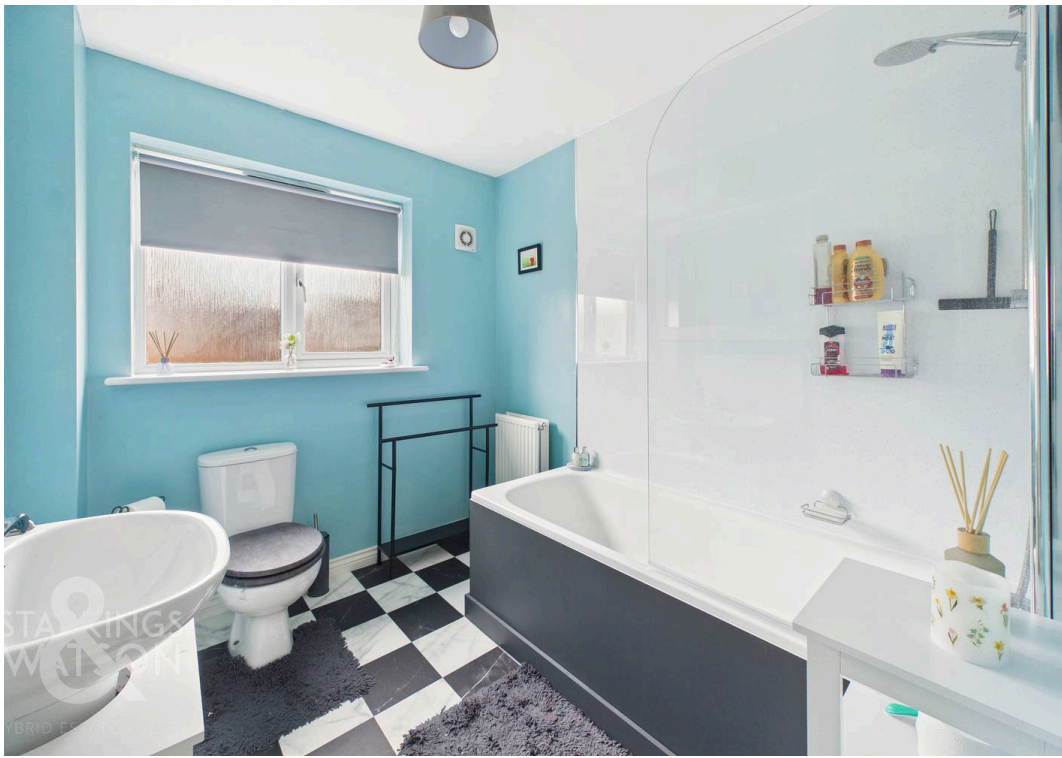
Postcode : NR8 5FF

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VIRTUAL TOUR

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



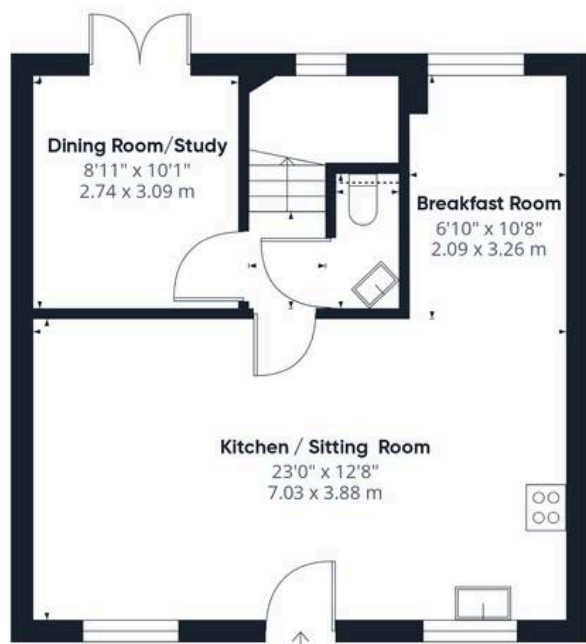




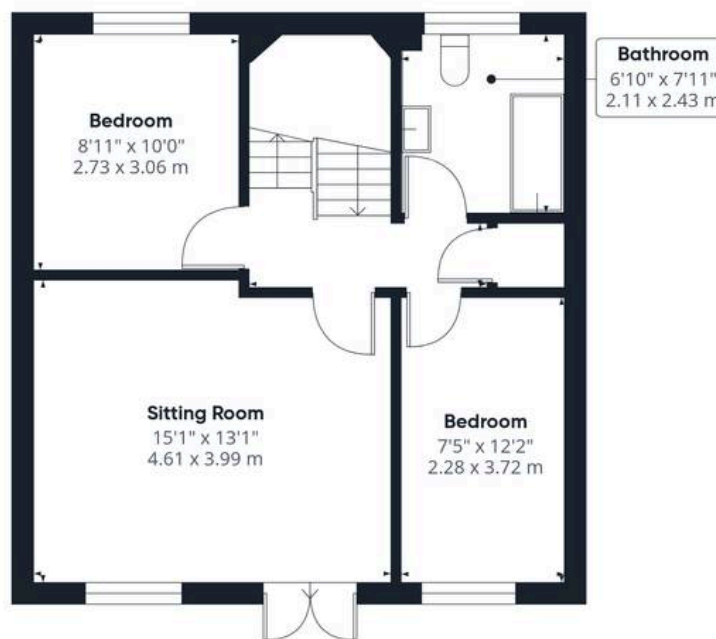
THE GREAT OUTDOORS

Stepping outside, the private rear garden is fully enclosed by recently replaced timber panel fencing. Initially offering a patio area perfect for outdoor furniture to enjoy the summer months, with a wooden latch and brace gate to the side providing direct access to the driveway and garage. The remainder of the garden is predominantly laid to artificial lawn and features a raised wooden sleeper flower bed, alongside a shingle border along the rear boundary. A further patio space completes this versatile outdoor area.

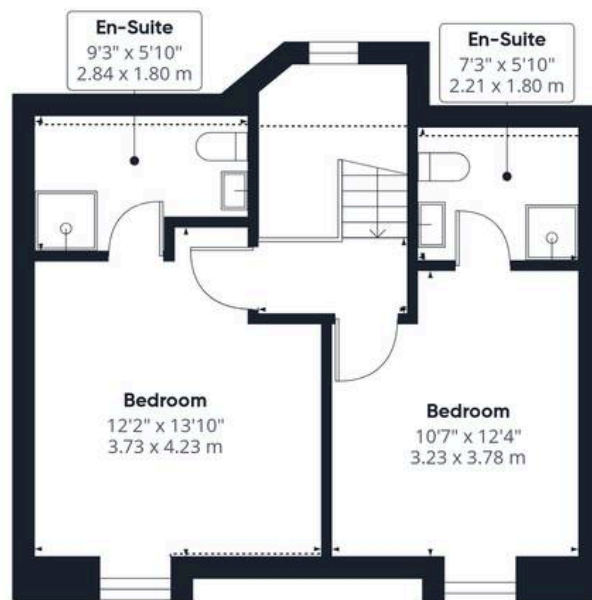




Ground Floor



Floor 1



Floor 2

Approximate total area⁽¹⁾

1383 ft²
128.5 m²

Reduced headroom

9 ft²
0.9 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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Disclaimer: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.