



Carrs Hill Close, Costessey - NR8 5DW



Carrs Hill Close

Costessey, Norwich

NO CHAIN! Well positioned within a QUIET CUL-DE-SAC, this DETACHED BUNGALOW occupies a generous 0.18 ACRE (STMS) CORNER PLOT, offering both privacy and an abundance of natural light throughout. Step through the GRAND HALLWAY ENTRY, complete with integrated storage, opening seamlessly to all the accommodation. The impressive 21' SITTING ROOM enjoys a DUAL ASPECT, enhanced by a feature WOOD BURNER and PATIO DOORS, creating a warm and welcoming space that flows effortlessly onto the garden. The heart of the home is the 29' MODERN FITTED KITCHEN/DINING ROOM, featuring INTEGRATED APPLIANCES and ample space for entertaining or family gatherings. A SEPARATE UTILITY ROOM, with a convenient two piece WC, offers practical solutions for busy households. FOUR BEDROOMS provide FLEXIBLE USES, whether as guest room, home office, or hobby space, while the recently refitted MODERN FAMILY SHOWER ROOM boasts a luxurious RAINFALL SHOWER and contemporary finishes. Heading outside, the PRIVATE and FULLY ENCLOSED garden has been lovingly LANDSCAPED, whilst further laid lawns WRAP AROUND the plot, further benefitting from DRIVEWAY PARKING leading to the DOUBLE GARAGE.



Council Tax band: F

Tenure: Freehold

EPC Energy Efficiency Rating: C

- No Chain!
- Detached Bungalow Enjoying a 0.18 Acre (stms) Corner Plot Position
- 21' Sitting Room with Wood Burner & Patio Doors onto Garden
- 29' Modern Fitted Kitchen/Dining Room with Integrated Appliances
- Separate Utility Room with Two Piece WC
- Four Bedrooms Creating Flexible Uses
- Recently Refitted Modern Family Shower Room with Rainfall Shower
- Sunny Wrap Around Gardens, Double Garage & Ample Driveway Parking

Nearby you will find a variety of 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. To the rear of the property, access leads to the local play area and Marriott' Way for walks and cycling. A variety of bus routes lead to Norwich City Centre, with Longwater Retail Park located only a short drive with a park and ride bus service into Norwich.



SETTING THE SCENE

The property is set back from the road, occupying a prominent corner plot with expansive lawns wrapping around the home. A shingle driveway to the side provides ample parking and leads to the double garage, while a bisecting flagstone pathway leads to the main entrance set under an open porch.

THE GRAND TOUR

Stepping inside, the grand, welcoming hallway offers a fantastic meet-and-greet space, benefiting from an integrated storage cupboard in the corner that is perfect for keeping coats and shoes tucked away. Doors open to all living accommodation, at the end of the hallway, the 21' sitting room enjoys plenty of natural light from a generous dual aspect, with uPVC double-glazed windows and sliding glass doors opening directly onto the garden patio. Carpeted flooring runs underfoot, and the room is centred around a feature wood burner for cosy winter evenings, easily accommodating a variety of soft furnishing layouts. Across the hall, the heart of the home is the 29' open plan kitchen and dining room. The kitchen itself offers extensive storage from a range of wall and base units, with integrated appliances including a double oven, a five burner gas hob and an extractor. Worktop space wraps around to provide ample room for food preparation, complemented by tiled flooring underfoot for ease of maintenance and a sociable breakfast bar for informal seating. At the end of the kitchen, a separate utility space offers storage and plumbing for appliances before leading directly into a convenient two piece WC ideal for guests, with further access opening to the garden. Branching off the hallway, four well proportioned bedrooms offer comfortable accommodation, including three large double rooms. All feature carpeted flooring, radiators, and uPVC double glazed windows, providing versatility for a range of uses such as a home office or hobby room. Centrally located, the recently refitted three piece family shower room completes the accommodation, featuring tiled flooring underfoot, a double walk-in shower with a glass splashback and vanity storage below the sink.

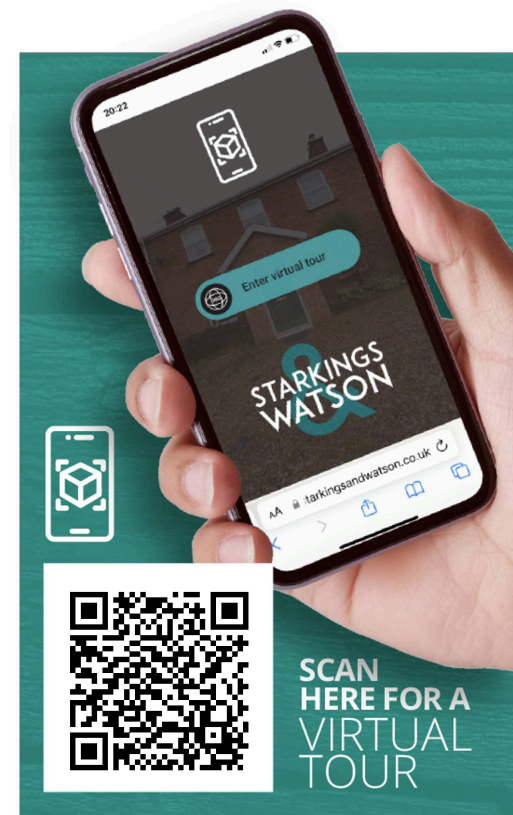
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VIRTUAL TOUR

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



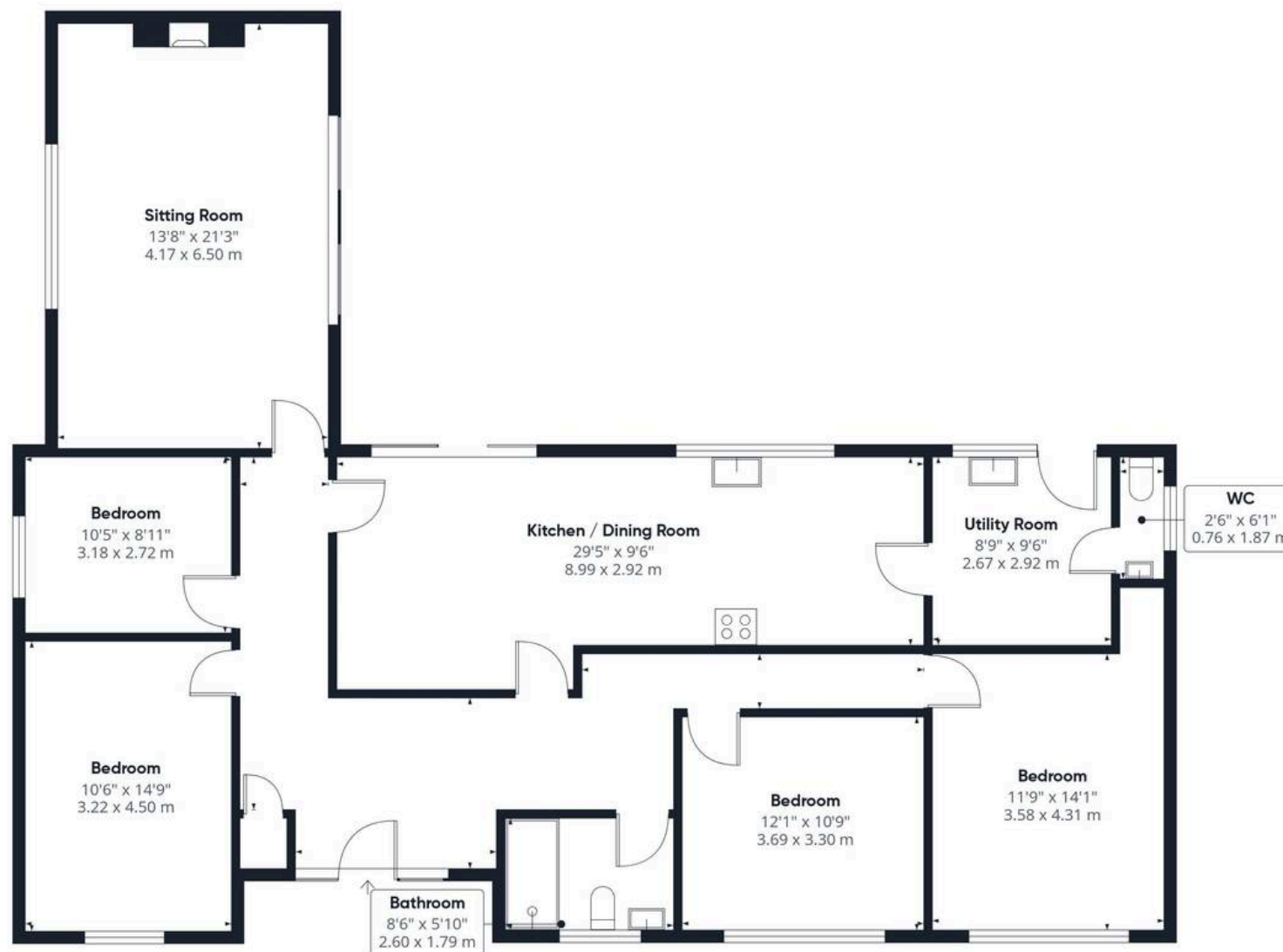




THE GREAT OUTDOORS

Accessed from both the sitting and dining rooms the rear gardens open onto a large paved patio offering a sunny haven for relaxing and entertaining during the warmer months. This in turn leads to an open lawned space, bordered by mature shrubs and plants, and enclosed with timber panelled fencing, with access to the side leading to the generous driveway, double garage and front garden.





Approximate total area⁽¹⁾

1576 ft²

146.5 m²

(1) Excluding balconies and terraces

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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