



Ron Hill Road, Costessey - NR8 5GQ

**STARKINGS
& WATSON**

HYBRID ESTATE AGENTS



Ron Hill Road

Costessey, Norwich

Tucked away at the end of a quiet CUL-DE-SAC, this modern SEMI-DETACHED HOME offers a welcoming blend of comfort and convenience, all within WALKING DISTANCE TO LOCAL AMENITIES, LOCAL SCHOOLING and TRANSPORT LINKS. Step inside through the inviting HALLWAY ENTRANCE, where stairs rise to the first floor and a convenient W.C. provides the perfect MEET and GREET space. The FULLY FITTED KITCHEN comes complete with INTEGRATED APPLIANCES and EXTENSIVE STORAGE, making meal preparation effortless. Flowing seamlessly from the hallway, the 14' OPEN SITTING/DINING ROOM is bathed in natural light, featuring FRENCH DOORS that open directly onto the garden, creating a wonderful sense of indoor-outdoor living. An INTEGRATED UNDER STAIRS STORAGE CUPBOARD offers practical solutions for every day organisation. Upstairs, TWO DOUBLE BEDROOMS provide generous accommodation, with both rooms served by the three piece FAMILY BATHROOM including a SHOWER OVER THE BATH, combining style and functionality for modern living.



Outside, rarely available SIDE-BY-SIDE DRIVEWAY PARKING can be found for two vehicles at the front. Whilst to the rear, the PRIVATE and FULLY ENCLOSED GARDEN has been lovingly LANDSCAPED by the current vendors.

Council Tax band: B

Tenure: Freehold

EPC Energy Efficiency Rating: C

- Semi-Detached Home
- Within Walking Distance To Local Amenities & Transport Links
- 14' Open Sitting/ Dining Room With French Doors
- Fully Fitted Kitchen With Integrated Appliances
- Two Double Bedrooms
- Ground Floor W.C & Family Bathroom
- Landscaped Private & Enclosed Garden
- Two Side by Side Parking Spaces

The development of Queens Hills is located on the fringes of Costessey. Local schooling, shops and food outlets are 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

The property can be found set back from the road in a tucked away position, offering side-by-side driveway parking. The remaining frontage has been landscaped for low maintenance, featuring a slate patio space with shingle borders. The main entrance is found at the front of the home under an open porch.

THE GRAND TOUR

Stepping inside the light and bright hallway entrance, stairs to the first floor and an adjacent two piece W.C provides practicality for family living or guests. The space opens into the fully fitted kitchen, offering plentiful storage from a range of wall and base units with wrap around worktops providing ample space for food preparation. Integrated appliances also feature, including a double oven, inset electric hob, and a fitted extractor overhead, with further space for a freestanding 'American style' fridge freezer and undercounter space/ plumbing for both a washing machine and a dishwasher. Wood effect flooring runs underfoot and continues into the rear facing 14' sitting and dining room. In the corner, a deceptively sized under stairs cupboard provides plentiful storage for coats and shoes, while the main living area offers versatility for various soft furniture layouts and a formal dining table. Large uPVC double glazed French doors overlook the rear garden and open directly onto the patio, providing a seamless transition between inside and out.

Ascending to the carpeted first floor landing, loft access is available overhead and doors give way to two double bedrooms. To the left, the main bedroom features carpeted flooring and ample space for a large double bed, storage furniture, and a vanity desk. Across the hall, the second double bedroom is currently used for a home business and benefits from mirrored sliding wardrobes and a tucked away airing cupboard.

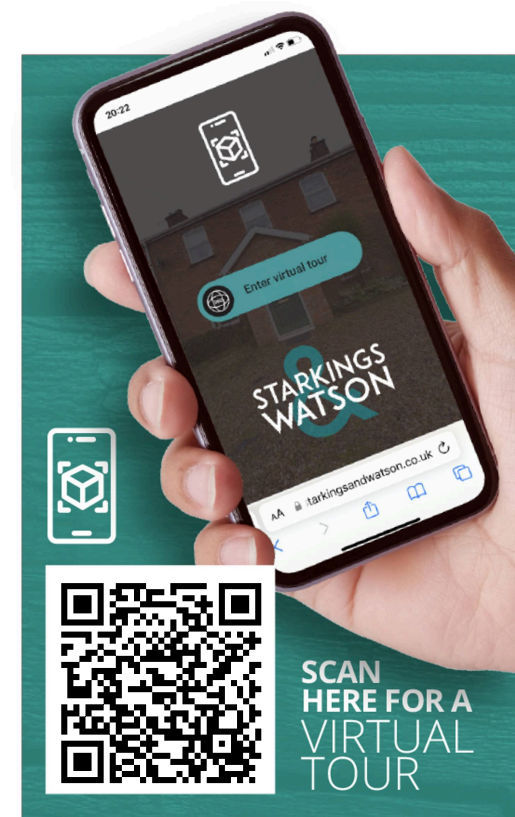
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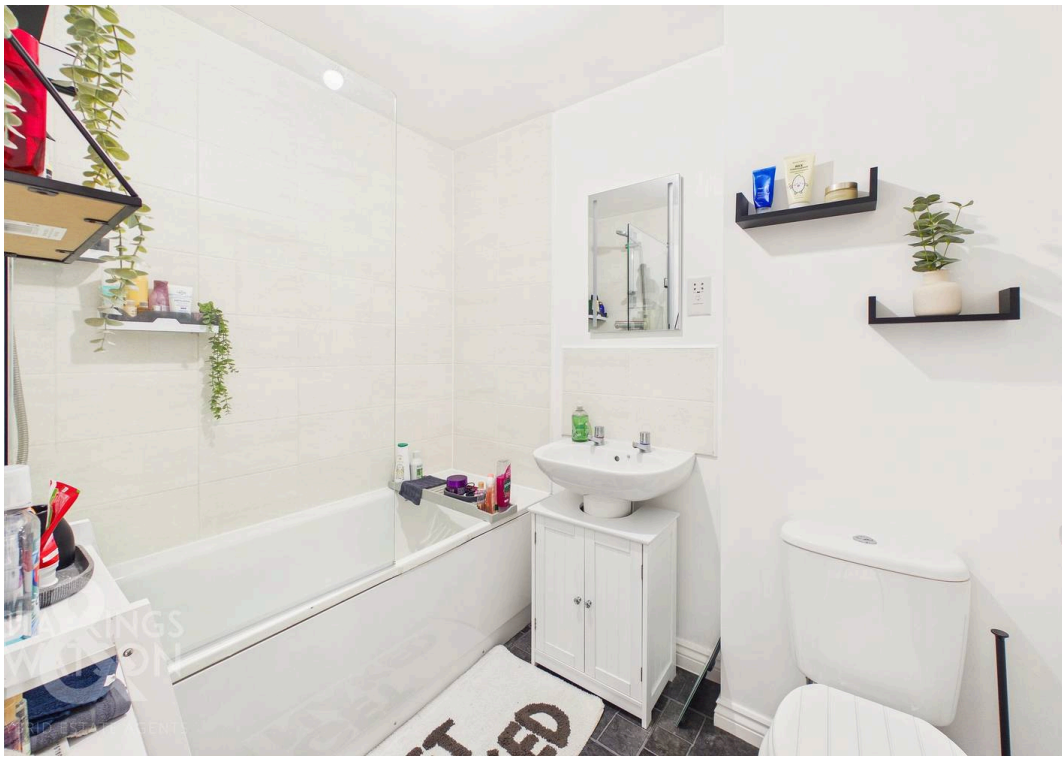
Postcode : NR8 5GQ

What3Words : ///workers.ranking.clapper

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 timber panel fencing and opens onto a recently laid flagstone patio. The patio wraps around the side of the home, leading to a wooden latch and brace gate that provides convenient access to the driveway and the front of the property. The remainder of the garden is predominantly laid to low maintenance synthetic grass, while a second large flagstone patio at the far end offers ample room for outdoor furniture to enjoy the summer months. A timber shed is also located at the foot of the garden, providing practical storage space.





Ground Floor



Floor 1

Approximate total area⁽¹⁾
552 ft²
51.2 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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