



Redpoll Road, Costessey - NR8 5FZ

**STARKINGS
&
WATSON**

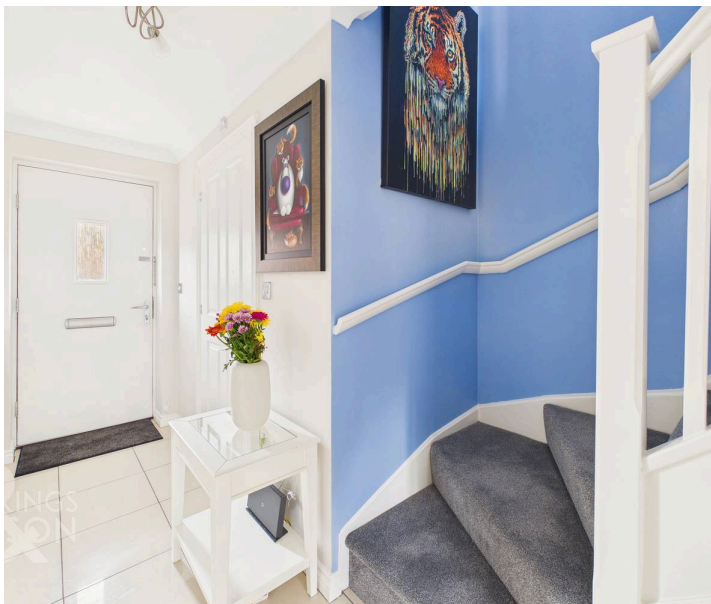
HYBRID ESTATE AGENTS



Redpoll Road

Costessey, Norwich

This IMMACULATEDLY PRESENTED SEMI-DETACHED HOME is perfectly positioned within WALKING DISTANCE TO AMENITIES, LOCAL SCHOOLING and TRANSPORT LINKS, offering convenience and comfort for modern family living. Step inside through a welcoming HALLWAY ENTRANCE, complete with STAIRS RISING to the first floor and a convenient TWO PIECE W.C, ideal for guests. The heart of the home is a BRIGHT and SPACIOUS 13' SITTING/DINING ROOM, featuring FRENCH DOORS that open seamlessly to the garden, creating a wonderful space for entertaining or relaxing with family. The FULLY FITTED KITCHEN is equipped with INTEGRATED APPLIANCES and EXTENSIVE STORAGE, providing a sleek and functional area for culinary pursuits. Upstairs, THREE WELL-PROPORTIONED BEDROOMS open from the landing, offering flexibility for family, guests, or a home office. The property benefits from a three piece FAMILY BATHROOM, as well as a PRIVATE ENSUITE SHOWER ROOM attached to the main bedroom, ensuring comfort and privacy for all residents.



Stepping outside, adjacent DRIVEWAY PARKING at the front leads to the GARAGE, whilst the PRIVATE rear GARDEN is FULLY ENCLOSED.

Council Tax band: C

Tenure: Freehold

EPC Energy Efficiency Rating: C

- Immaculately Presented Semi-Detached Home
- Hallway Entrance With Stairs Rising & A Convenient Two Piece W.C
- 13' Sitting/ Dining Room With French Doors
- Fully Fitted Kitchen With Integrated Appliances
- Three Bedrooms Opening From The Landing
- Three Piece Family Bathroom & Private Ensuite Shower Room
- Landscaped Private & Enclosed Rear Garden
- Brick weave Driveway Parking & Garage

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

Set back from the road, the property features a low maintenance shingle-laid frontage with a bisecting pathway leading to the main entrance, sheltered under an open porch. An adjacent brick-weave driveway provides convenient off-road parking and leads directly to the garage, accessed from an up-and-over door.

THE GRAND TOUR

Stepping inside, the hallway entrance offers a perfect meet-and-greet space with tiled flooring underfoot for ease of maintenance. Stairs rise to the first floor and there is a conveniently located two piece W.C. A door leads through to the fully fitted kitchen, offering space for a breakfast table alongside plentiful storage from a range of wall and base units. Integrated appliances here include a double oven, four burner gas hob and an extractor overhead. At the end of the hall, you are welcomed into the 13' sitting and dining room, which features a useful integrated under stairs cupboard ideal for tucking away coats and shoes. Carpeted flooring runs underfoot, while French doors open directly onto the garden patio. The room offers great versatility, comfortably accommodating both a range of soft furnishing layouts and a formal dining table.

Ascending the stairs to the carpeted first floor landing, loft access is available overhead alongside a handy integrated airing cupboard. Doors lead to three well proportioned bedrooms, including the main bedroom which overlooks the rear and benefits from carpeted flooring and high specification fitted wardrobes. This room also enjoys a private three piece ensuite shower room, featuring an inset cubicle with a folding glass door and tiled splashbacks. The two remaining bedrooms are served by the main family bathroom, complete with a three piece suite, tiled flooring and matching tiled splashbacks.

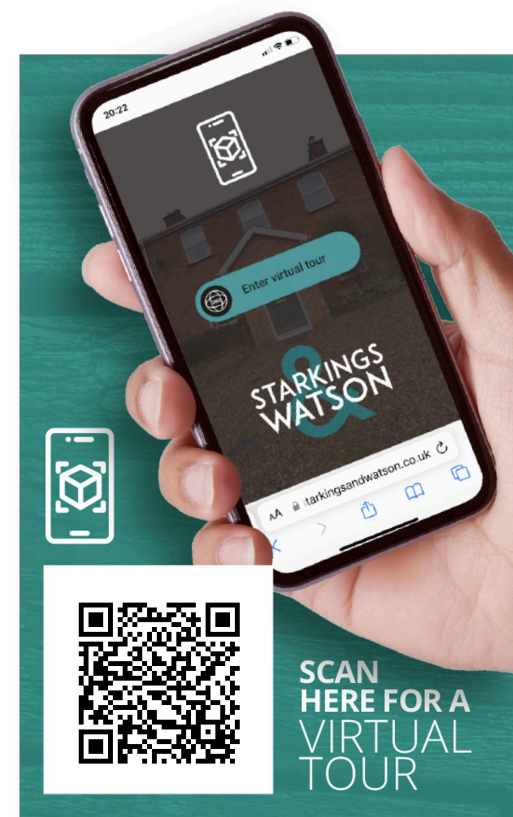
FIND US

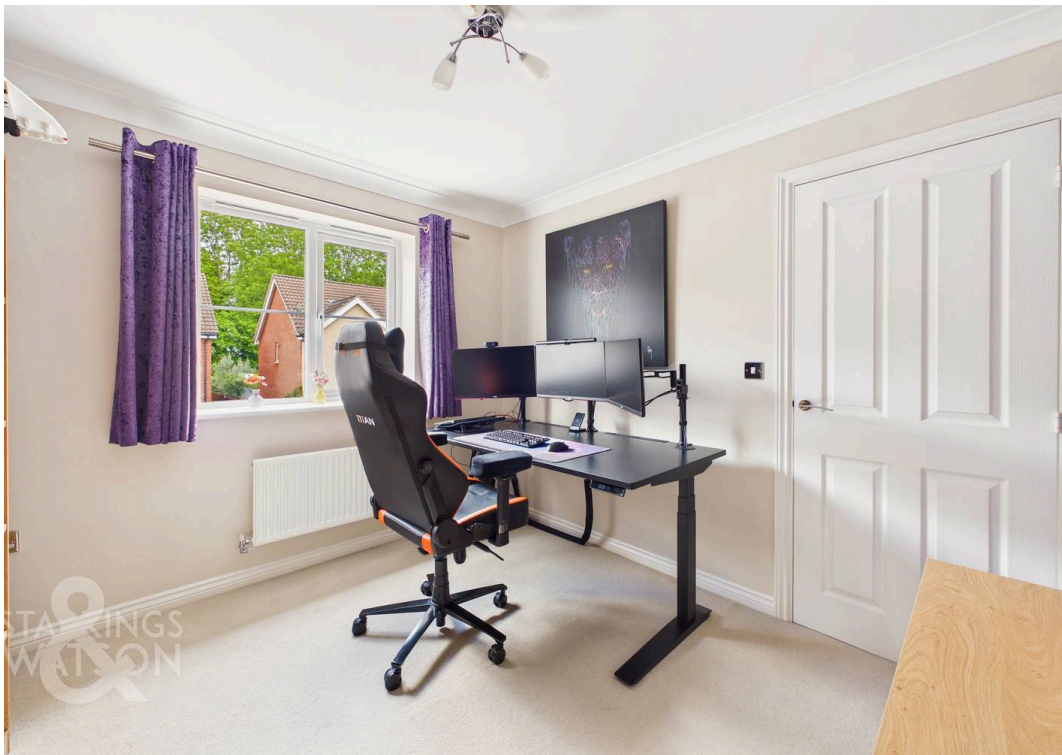
Postcode : NR8 5FZ

What3Words : ///weedy.awoken.hacksaw

VIRTUAL TOUR

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



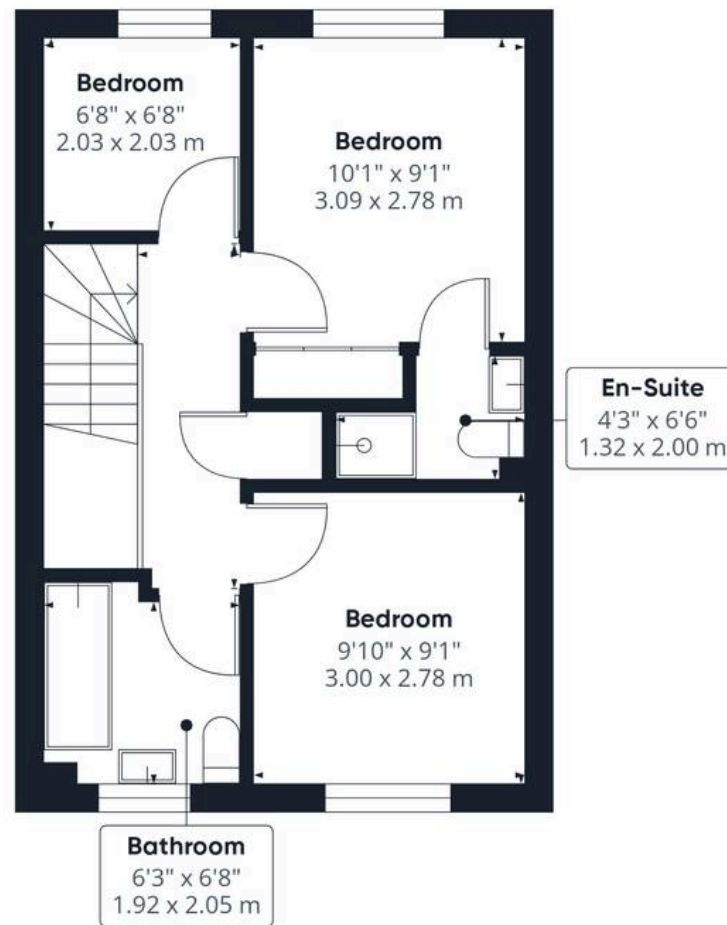




THE GREAT OUTDOORS

Stepping outside, the private rear garden is fully enclosed by timber panel fencing and opens onto a flagstone patio and shingled area, providing an ideal space for outdoor furniture and enjoying the warmer months. The remainder of the garden is predominantly laid to a well maintained lawn alongside a further low maintenance slate shingle area, while the foot of the garden is home to an attractive selection of shrubs and plantings.





Floor 1

Approximate total area⁽¹⁾
919 ft²
85.3 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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Disclaimer: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and 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.