



Crossbill Close, Costessey - NR8 5FY



## Crossbill Close

Costessey, Norwich

Nestled at the end of a quiet CUL-DE-SAC, this UPDATED AND MODERNISED SEMI-DETACHED HOUSE presents a fantastic opportunity for those seeking both style and comfort, finished to a HIGH SPECIFICATION including NEW FLOORING throughout, an UPDATED BATHROOM and ENSUITE and more. Step inside to a spacious HALLWAY ENTRANCE, the perfect MEET and GREET space, complete with stairs rising to the first floor and a convenient two piece W.C, perfect for guests. The heart of the home is the impressive 17' DUAL ASPECT SITTING ROOM, featuring FRENCH DOORS that flood the room with natural light and open directly onto the garden, while HARDWIRED BOSE SURROUND SOUND SPEAKERS and recessed LED CEILING LIGHTING set the scene for immersive entertainment. The 15' OPEN PLAN KITCHEN/DINING ROOM boasts a full suite of INTEGRATED APPLIANCES and EXTENSIVE STORAGE, whilst the reconfigured dining space, also including FRENCH DOORS, creating a seamless indoor-outdoor flow, ideal for family gatherings or relaxed evenings. Upstairs, THREE BEDROOMS are accessed off a central landing, including a well sized MAIN BEDROOM with an UPDATED ENSUITE

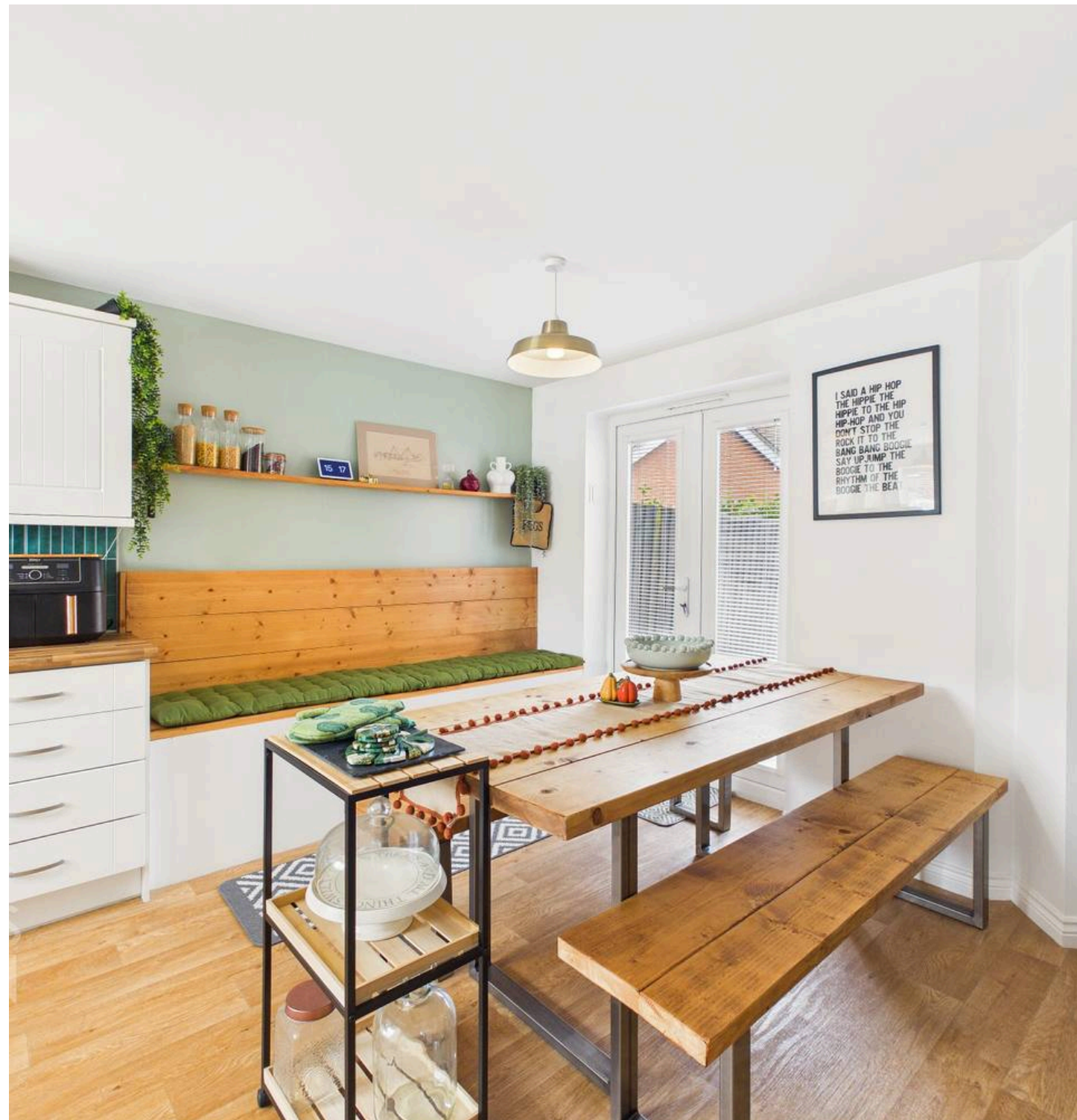
SHOWER ROOM, providing privacy and convenience. The three piece FAMILY BATHROOM has been thoughtfully updated, featuring NEW FLOORING and FLOOR TO CEILING TILING for a contemporary finish. Stepping outside, the rear GARDEN is PRIVATE and FULLY ENCLOSED, having been lovingly LANDSCAPED by the current vendor for a LOW MAINTENANCE. To the front, the well proportioned frontage has also been landscaped, leading to the DRIVEWAY PARKING at the front of the home, including a recently fitted EV CHARGER.

Council Tax band: C

Tenure: Freehold

- Updated & Modernised Semi-Detached House
- Quiet End Of Cul-De-Sac Setting
- 17' Dual Aspect Sitting Room With French Doors
- 15' Open Plan Kitchen/ Dining Room
- Three Bedrooms Off Landing
- Newly Replaced Flooring Throughout
- Landscaped Front & Rear Private Garden
- Garage & Driveway Parking With EV Charger

The development of Queens Hill 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

The property can be found set back from the road at the end of a quiet cul-de-sac, featuring a rarely available pedestrianised frontage and driveway parking for up to four vehicles with an EV charger. The landscaped front garden is enclosed by a low level wooden picket fence and finished with slate shingle, offering a colourful range of shrubs and plantings. A pathway leads to the main entrance, which is found at the front of the home under an open porch.

## THE GRAND TOUR

Once inside, the light and bright hall entrance offers an ideal meet and greet space, with stairs rising to the first floor and useful under stairs tucked away beneath, ideal storage for coats and shoes. The hallway further benefits from a Google nest central heating controller and a conveniently positioned two-piece W.C, with newly laid flooring underfoot continuing through to the main living areas. Initially, the 17' sitting room is flooded with natural light from a generous dual aspect, featuring a uPVC double glazed bay window to the front aspect and French doors opening directly onto the garden. The room is finished with recessed LED lighting and hardwired Bose surround sound speakers, providing a versatile space for both quiet evenings and entertaining. Across the hallway, the 15' open plan kitchen and dining room serves as the social hub of the home. The kitchen offers a range of wall and base storage units with wrap around worktops and updated tiled splashbacks for ease of maintenance. Integrated appliances include an oven and four burner gas hob with extractor above, along with a dishwasher and fridge/ freezer. The adjacent dining area has been reconfigured to include an integrated bench seat, with further space for a formal dining table and a second set of French doors leading out to the garden.

Heading upstairs, the carpeted landing includes a built in airing cupboard and loft access via a drop-down ladder to a fully boarded loft. Doors lead off to three well proportioned bedrooms, starting with the spacious

main bedroom, featuring updated hard flooring and a private, updated three piece ensuite shower room including an inset shower with a folding glass door and floor to ceiling tiling . The second double bedroom enjoys a front facing aspect and is currently utilised as a home office, while the third bedroom overlooks the rear garden and would make an ideal single bedroom or study. Completing the accommodation is the family bathroom, which offers a three piece suite including a bath with shower over and a glass splashback, a fitted vanity storage unit, and updated floor to ceiling tiling.

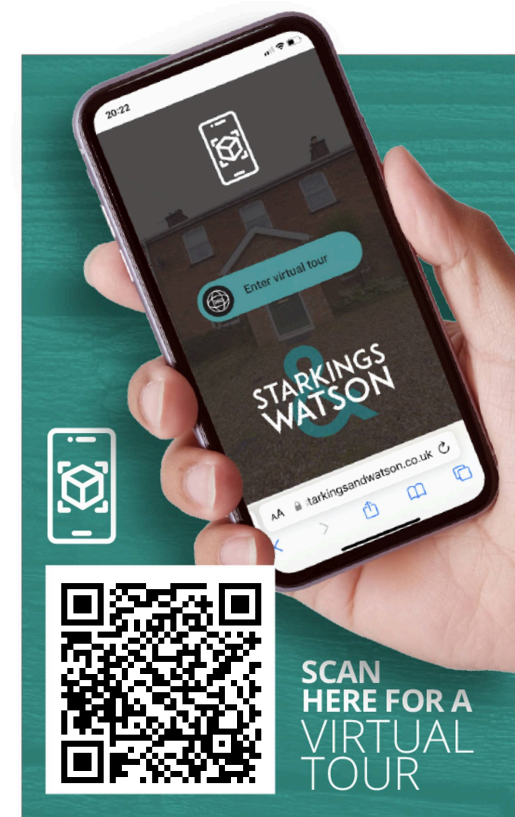
## FIND US

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## VIRTUAL TOUR

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

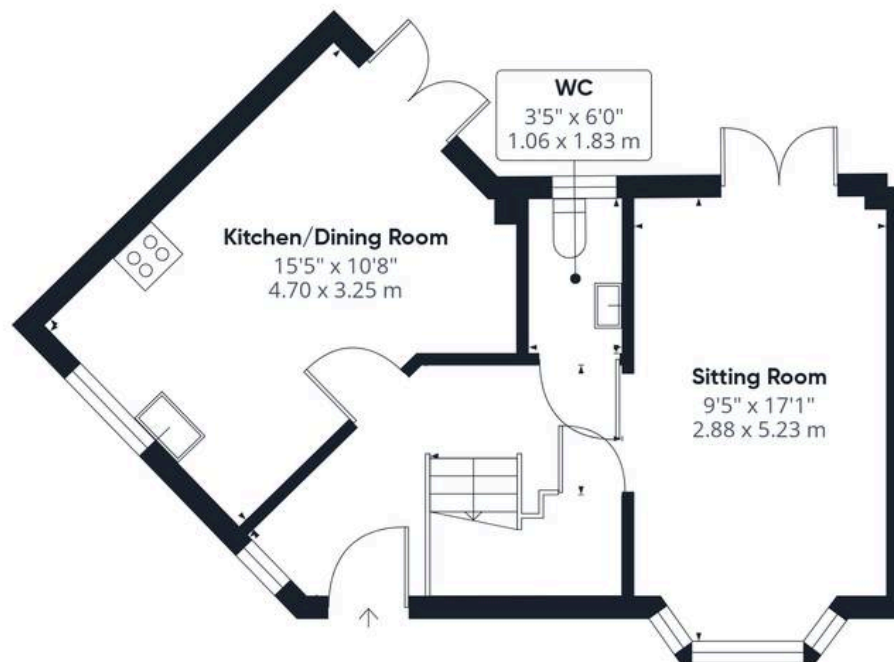




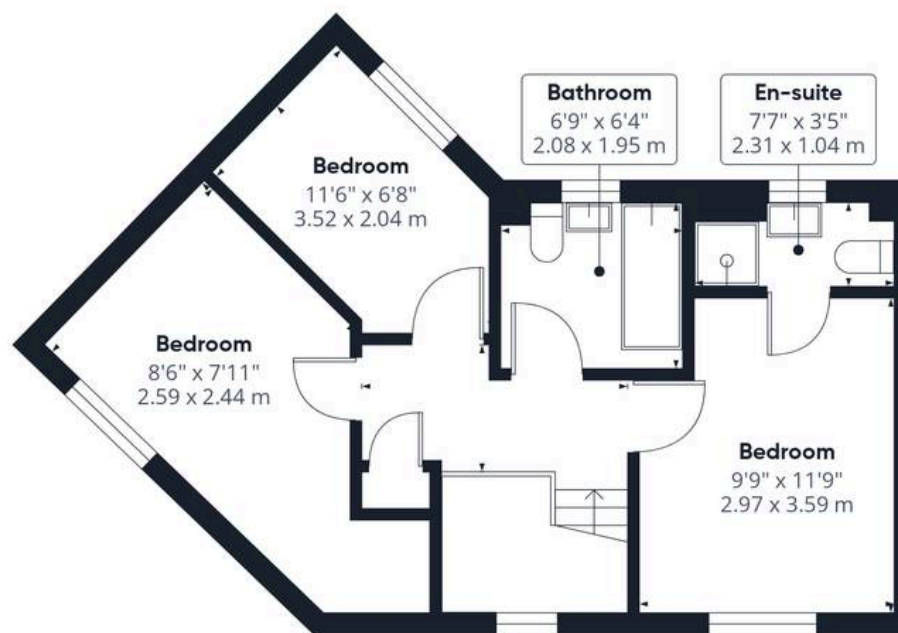
## THE GREAT OUTDOORS

Stepping outside, the private rear garden is fully enclosed by a combination of timber panel fencing and brick walling. Initially, the garden offers a substantially sized slate patio, providing an ideal space for outdoor furniture and potted plants to enjoy the warmer months. This area is further enhanced by the inclusion of outdoor power points and a fitted exterior heater. The remainder of the garden has been landscaped for low maintenance with slate shingle, leading to a second patio area situated at the foot of the garden. Gated side access leads back to the front of the property. The property also has a garage, giving an extra parking space and storage.





Ground Floor



Floor 1



Approximate total area<sup>(1)</sup>

860 ft<sup>2</sup>  
80 m<sup>2</sup>

(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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