

Allan Bedford Crescent, Costessey - NR8 5HH

STARKINGS & WATSON

HYBRID ESTATE AGENTS







Allan Bedford Crescent

Costessey, Norwich

This IMMACULATE THREE BEDROOM DETACHED FAMILY HOME offers a superb blend of CONTEMPORARY STYLE and PRACTICAL LIVING, designed to suit the needs of modern families. Step through the entrance hall into a welcoming and SPACIOUS INTERIOR, where a BAY FRONTED KITCHEN/DINING ROOM provides a bright and airy space for both everyday meals and entertaining (with ample room for a family dining table). The SEPARATE SITTING ROOM is a true highlight, featuring generous proportions and DOUBLE DOORS that open directly onto the garden, creating a seamless flow between indoor and outdoor living. Three AMPLE BEDROOMS await upstairs, each thoughtfully arranged to maximise comfort and privacy, including a PRINCIPAL BEDROOM with EN-SUITE SHOWER ROOM, a further FAMILY BATHROOM, and a convenient GROUND FLOOR W/C. The property is presented in IMMACULATE ORDER throughout, offering ready-to-move-in accommodation finished to a high standard.

A RARELY AVAILABLE COVERED DOUBLE CAR PORT provides secure and sheltered parking (ideal for families with multiple vehicles or those seeking additional storage options). The rear garden is in excellent order having been fully landscaped with large decked area and covered pergola.

Council Tax band: C
Tenure: Freehold
EPC Energy Efficiency Rating: B

- Detached Three Bedroom Family Home
- Presented In Immaculate Order
- Rarely Available Covered Double Car Port
- Bay Fronted Kitchen/Dining Room
- Separate Sitting Room With Doors Onto The Garden
- Three Ample Bedrooms
- En-Suite, Family Bathroom & Ground Floor W/C
- Fully Landscaped Rear Garden with Decking

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

Approached using the small road of Allan Bedford Crescent, you will find the main entrance door to the front leading into the hallway with a small front garden laid to shingle. To the right hand side is the double car port providing covered parking for two cars side by side, something rarely available on the development. There is a shed to the rear of the car port alongside a gate leading into the garden.

THE GRAND TOUR

Entering via the main entrance door to the front you will find a welcoming hallway with stairs ahead to the first floor landing as well as understairs storage and a door to the ground floor w/c. A door to the left leads into the kitchen/dining room at the front of the house benefitting from a bay window. The kitchen offers a range of neutral wall and base level units with wood effect worktops over. There are integrated appliances including a fridge/freezer, dishwasher, washing machine, electric oven and gas hob. The sitting room to the rear of the house is a bright space overlooking the garden with double doors leading out.

Heading up to the first floor landing there are three bedrooms off the landing as well as the family bathroom and airing cupboard. The second bedroom to the front benefits from the attractive bay window. The main bedroom to the rear offers fitted wardrobes and an en-suite shower room with double shower, w/c and hand wash basin. The family bathroom presented in immaculate order benefits from a bath with shower over, w/c and hand wash basin.

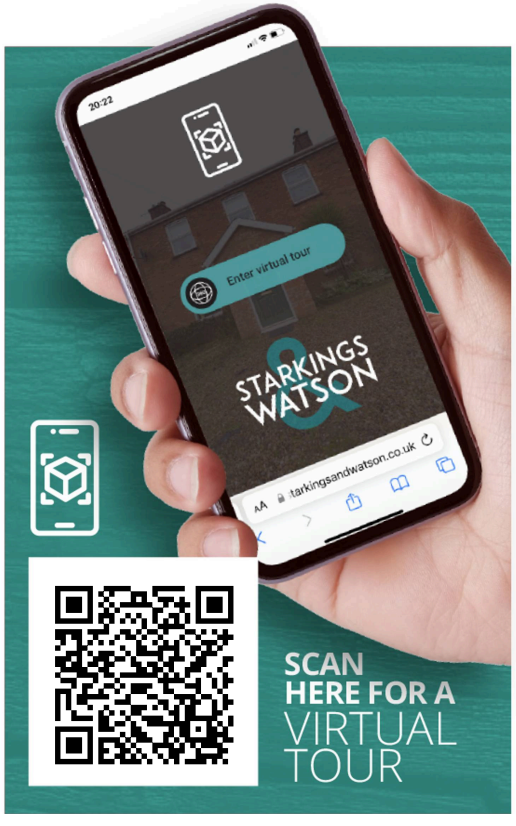
FIND US

Postcode : NR8 5HH

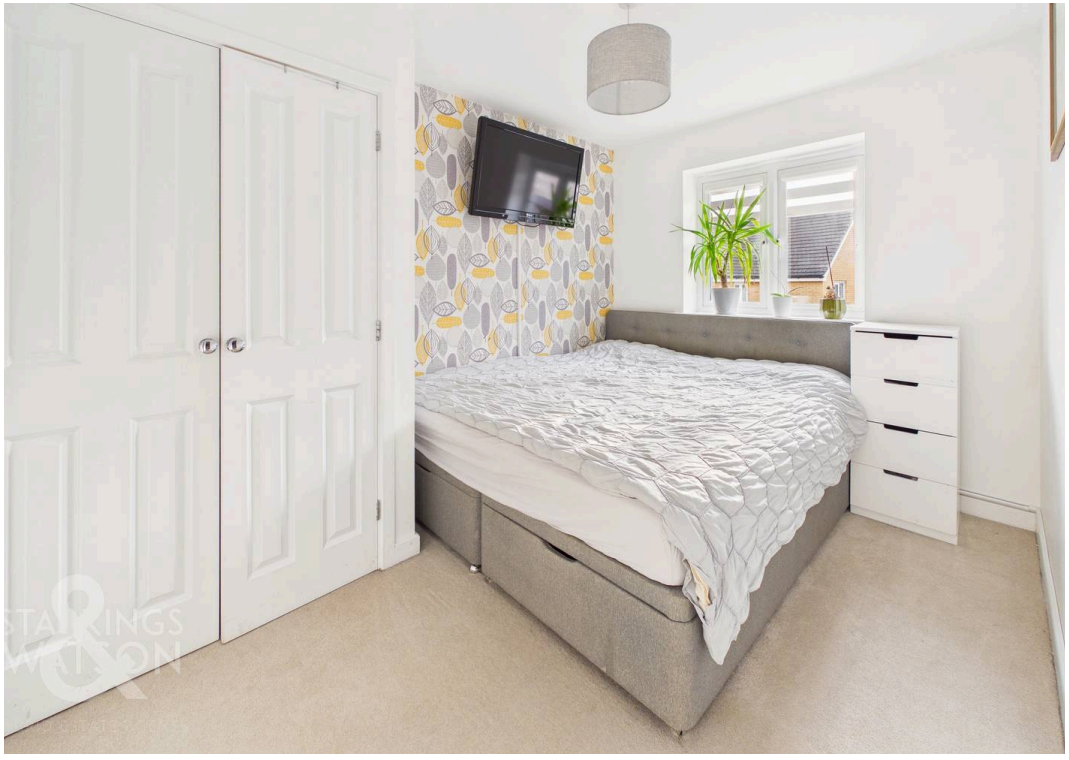
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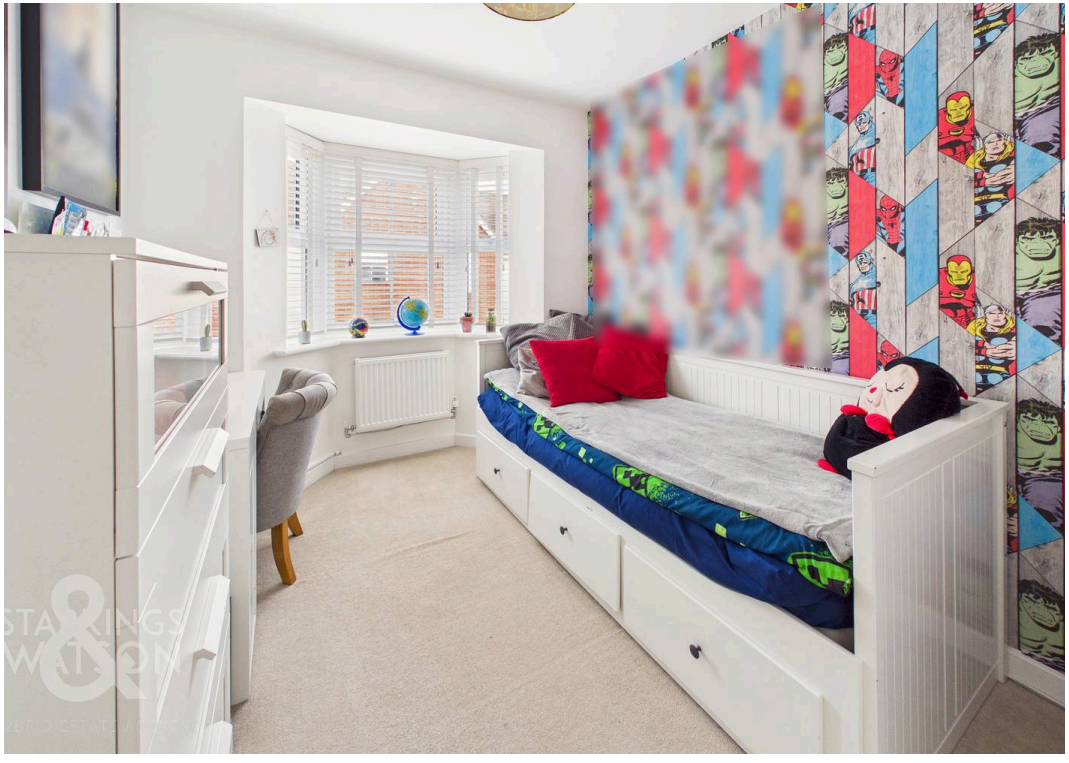
VIRTUAL TOUR

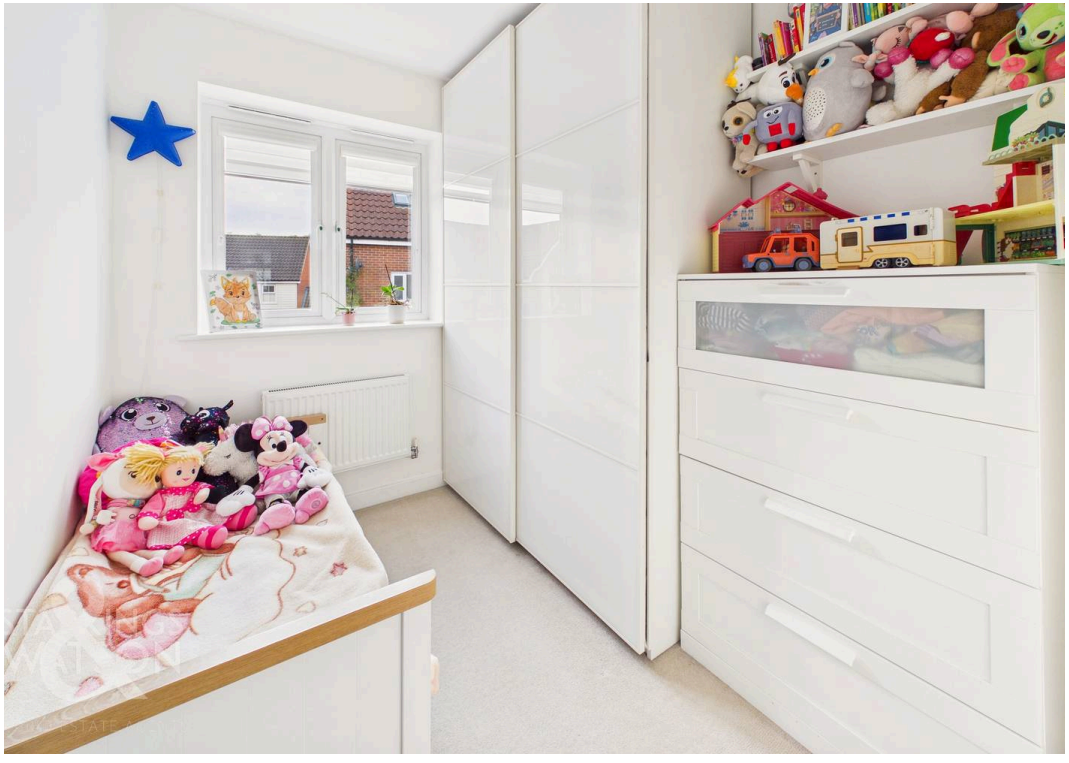
View our virtual tour for a full 360 degree of the interior of the property.





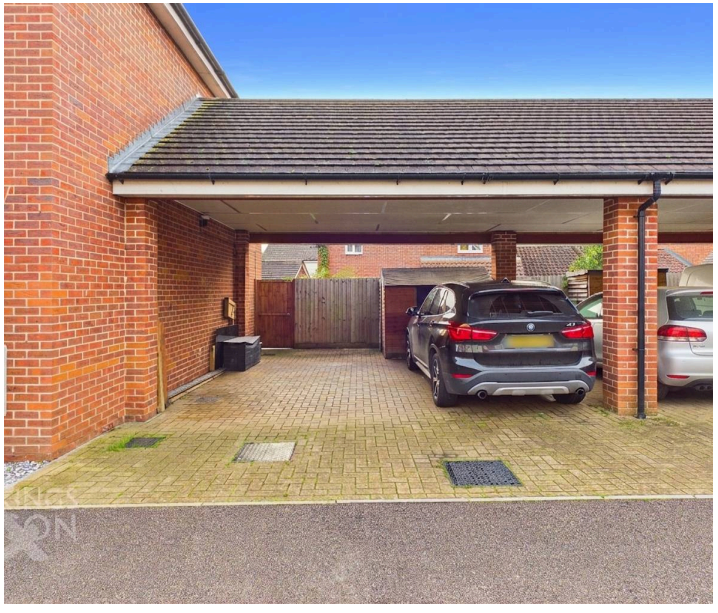












THE GREAT OUTDOORS

The enclosed rear garden provides a private spot for outside entertaining with a large raised decked area and covered pergola. There is a side gate leading to the car port to the side as well as central lawns.



Ground Floor



Floor 1

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Approximate total area(1)

733 ft²

68 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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