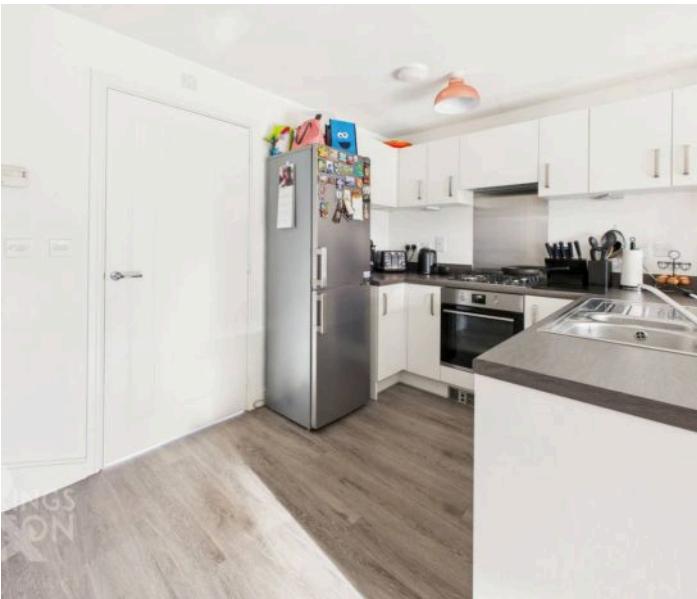




Apollo Crescent, Norwich - NR5 0WG

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&  
WATSON

HYBRID ESTATE AGENTS



## Apollo Crescent

Norwich

NO CHAIN! Positioned on the fringes of this popular development, this END-OF-TERRACE HOUSE offers OPEN PLAN living space presented in IMMACULATE CONDITION throughout. Additionally benefitting from 4 YEARS REMAINING NHBC WARRANTY for your peace of mind, and within close proximity to a wealth of LOCAL AMENITIES. Step inside to the HALLWAY ENTRANCE, offering a conveniently located two piece W.C. The heart of the home is the 21' OPEN PLAN KITCHEN, SITTING and DINING ROOM, the perfect social space to RELAX or ENTERTAIN with a fully fitted kitchen boasting INTEGRATED APPLIANCES and FRENCH DOORS opening to the garden. Heading upstairs, TWO DOUBLE BEDROOMS open from the landing, serviced by a three piece FAMILY BATHROOM, whilst the MAIN BEDROOM boasts an ENSUITE SHOWER ROOM. Outside, the rear GARDEN enjoys a SOUTH FACING ASPECT with a LOW MAINTENANCE configuration including an inset WOODEN DECKING. Adjacent, TANDEM DRIVEWAY PARKING is available for multiple vehicles.

Council Tax band: B

Tenure: Freehold

EPC Energy Efficiency Rating: B

- No Chain!
- End-Of-Terrace House
- 4 Years Remaining NHBC Warranty
- 21' Open Plan Kitchen, Sitting & Dining Room
- Two Double Bedrooms
- Ground Floor W.C, Family Bathroom & Ensuite Shower
- South Facing Private & Enclosed Garden
- Tandem Driveway Parking

The property is set within the sought after residential development of Hampden View, which is located just off Longwater Lane in Costessey. Located close to the Longwater Retail Park, excellent transport links including the A47, and of course direct access to Norwich City Centre. Local schooling is located close by up to Secondary level, all within a short walk.

#### SETTING THE SCENE

The property can be found set back from the road offering a laid lawn frontage and tandem driveway parking adjacent. A short walkway leads to the main entrance at the front of the property under an open porch.



## THE GRAND TOUR

Stepping inside, the hallway entrance offers integrated storage perfect for outdoor wear including coats and shoes and a secondary door into a conveniently located two piece W.C. Hard flooring runs underfoot for ease of maintenance continuing into 21' open plan kitchen, sitting and dining room. The kitchen itself offers a range of wall and base storage cupboards and integrated appliances including an oven, four burner gas hob and extractor above, with further space available for a freestanding American style fridge/freezer with ample worktop space available for food preparation. The remainder of the space offers versatility to be used for a range of soft furnishing layouts with formal dining. French doors at the end of the room open to the garden and flood the space with natural light, to the corner, stairs rise to the first floor.

Ascending the stairs to the carpeted first floor landing, loft access can be found above whilst doors give way to two double bedrooms. The second double bedroom includes integrated wardrobe space with carpeted flooring running underfoot and uPVC double glazed windows. Currently used for two single beds but also suitable for a double. Across the landing, the main double bedroom enjoys a rear facing aspect with large fitted wardrobes and mirrored doors. Ample space is available for a large double bed and further storage furniture with a door opening to a three-piece ensuite bathroom including an inset shower cubicle with a folding glass door and primarily tiled splashbacks.

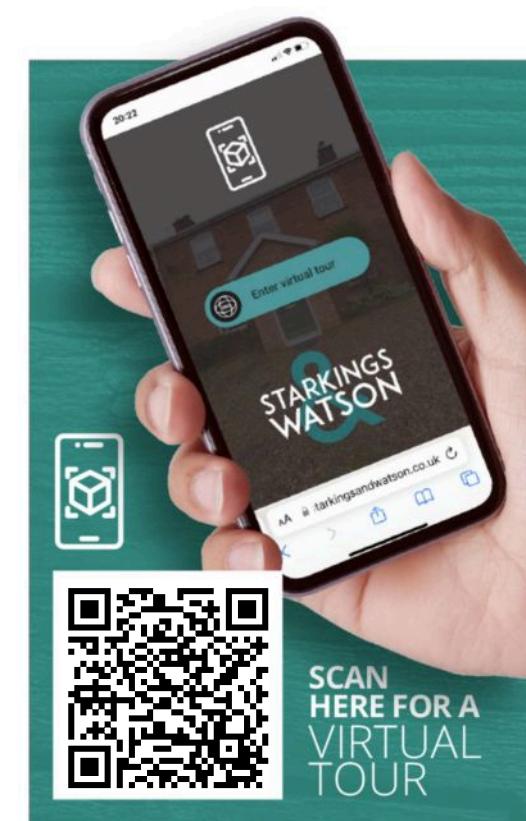
## FIND US

Postcode : NR5 0WG

What3Words : ///then.sandals.quits

## VIRTUAL TOUR

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







## THE GREAT OUTDOORS

Stepping outside, the garden is fully enclosed with timber panel fencing enjoying a south facing rear aspect, perfect to catch the summer sunshine. Initially a flagstone patio leads out from French doors continuing to the inset wood decking, perfect for outdoor furniture to enjoy the summer months. The main body of the garden is laid to synthetic lawn with the end of the garden offering two further patio spaces, one occupied by a useful timber storage shed and the other also could be used for outdoor furniture. A side wooden latch and brace gate leads back out to the front of the property.



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

611 ft<sup>2</sup>

56.8 m<sup>2</sup>

Reduced headroom

11 ft<sup>2</sup>

1 m<sup>2</sup>

(1) Excluding balconies and terraces

Reduced headroom

..... Below 5 ft/1.5 m

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360





## Starkings & Watson Hybrid Estate Agents

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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 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.