



Ron Hill Road, Costessey - NR8 5GQ



Ron Hill Road

Costessey, Norwich

Set within walking distance to local schooling and amenities, this MID-TERRACED TOWNHOUSE has been UPDATED and EXTENDED offering in excess of 1,440 Sq. Ft (stms) of TURNKEY living accommodation. Heading inside, you are welcomed to the charming HALLWAY ENTRANCE, with stairs rising to the first floor and a convenient two piece W.C. The end of the hall opens to the KITCHEN and DINING ROOM boasting INTEGRATED APPLIANCES and room for formal dining. Beyond, the extended GARDEN ROOM offers generous TWIN SKYLIGHTS and FRENCH DOORS flooding the room with natural light, herringbone style flooring runs underfoot with UNDERFLOOR HEATING. The first floor includes a DOUBLE BEDROOM and adjacent FAMILY BATHROOM including a shower over the bath, completed by the 16' SITTING ROOM offering FRENCH DOORS opening to a JULIET BALCONY with versatility for use as a fifth bedroom. Arriving at the second floor landing, three bedrooms open from the landing, including the MAIN BEDROOM, boasting a private ENSUITE SHOWER ROOM. Outside, the PRIVATE GARDEN is FULLY ENCLOSED having been landscaped by the current vendors designed with a low maintenance in mind.

Council Tax band: D

Tenure: Freehold

EPC Energy Efficiency Rating: B

- Mid-Terraced Townhouse
- Extended & Improved Layout
- 16' Open Plan Kitchen & Dining Room
- Extended Garden Room With French Doors
- Four/Five Bedrooms
- Ground Floor W.C, Family Bathroom & Ensuite Shower Room
- Driveway Parking & Integral Car Port
- Landscaped Private & Enclosed Rear Garden

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 is approached via a brick weave driveway leading to an open carport featuring double integrated storage cupboards. A flagstone pathway, surrounded by low maintenance shingle, leads to the main entrance.



THE GRAND TOUR

Stepping inside, the light and bright hallway offers ample room for coats and shoes, with stairs rising to the first floor and useful integrated storage beneath leading to a conveniently positioned two piece W.C. Tiled flooring runs underfoot and continues into the open plan kitchen and dining room. The kitchen itself features a range of wall and base units with integrated appliances, including a double oven, inset electric hob, and fitted extractor above. Worktop space wraps around to provide plenty of room for food preparation, complemented by tiled splashbacks. There is further space for a formal dining table, and a glass door leads through to the extended portion of the home. The garden room is a standout feature, boasting twin skylights set within skimmed ceilings with LED spotlights. This versatile space features herringbone style flooring with underfloor heating, and French doors open directly onto the garden, providing a seamless transition between inside and out.

Ascending to the carpeted first floor landing, you are welcomed into the 16' sitting room. This well proportioned space features carpeted flooring and is flooded with natural light from uPVC double glazed windows and French doors opening to a 'Juliet' style balcony. This room also offers the versatility to be used as a fifth bedroom if required. Also on this floor is a double bedroom with a front facing aspect, positioned adjacent to the three piece family bathroom which includes a shower over the bath, a glass splashback, and tiled flooring.

The second floor offers three further bedrooms and a useful airing cupboard. Two bedrooms enjoy a rear facing aspect, one is currently used as a hobby room and the other as a dressing room, though both would make ideal bedrooms. The main bedroom boasts a further set of French doors with a second 'Juliet' style balcony, and a private three piece en-suite shower room featuring a double walk in shower with a folding glass door and floor to ceiling tiling.

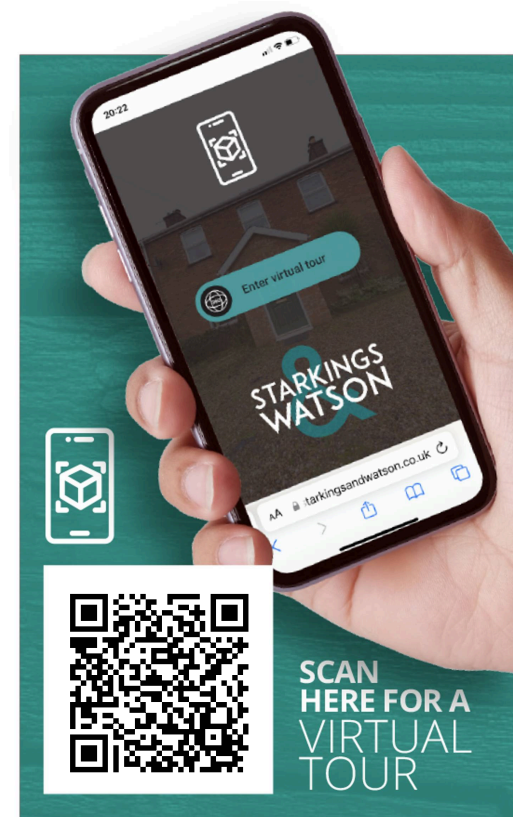
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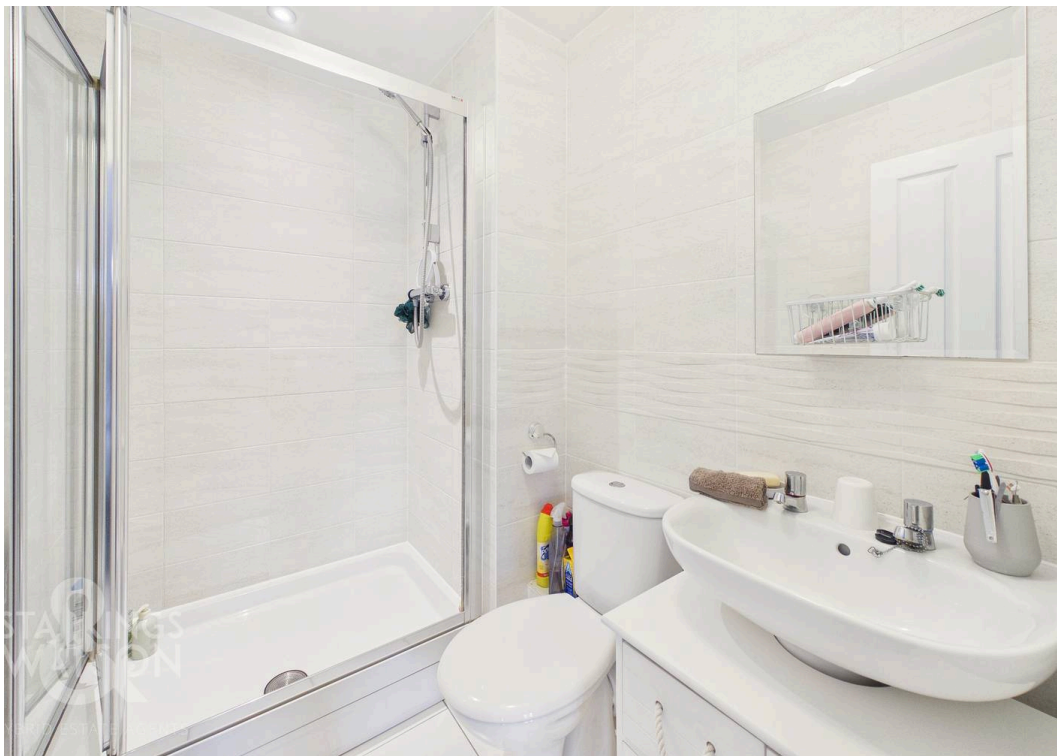
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What3Words : ///bulletins.voltage.surfacing

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 has been designed to offer a low maintenance space, predominantly laid to slate shingle, with a flower bed along the left-hand boundary featuring a variety of plantings and shrubs. At the foot of the garden, you will find a substantial flagstone patio, an ideal spot for outdoor furniture and enjoying the summer months. A wooden latch and brace gate is also located at the rear, providing rear access.





Ground Floor



Floor 1

Bathroom
6'2" x 9'1"
1.90 x 2.79 m



Floor 2

Bathroom
6'10" x 4'9"
2.09 x 1.45 m

Approximate total area⁽¹⁾

1449 ft²

134.6 m²

(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





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