



Fairway, Costessey - NR8 5EU



## Fairway

Costessey, Norwich

Boasting a LONG LEASEHOLD LENGTH with 980 years remaining, this MODERN GROUND FLOOR APARTMENT offers an exceptional opportunity for first time buyers, investors, or those seeking convenient single level living within CLOSE PROXIMITY TO LOCAL AMENITIES, SCHOOLS and TRANSPORT LINKS. Step through the welcoming HALLWAY ENTRANCE, opening to all accommodation, creating a practical and inviting flow throughout the home. The heart of the property is the OPEN PLAN SITTING & DINING ROOM, a bright and airy space perfect for relaxing or entertaining guests. The FULLY FITTED KITCHEN boasts INTEGRATED APPLIANCES, ample storage and contemporary finishes, making meal preparation both enjoyable and efficient. There are TWO WELL-PROPORTIONED BEDROOMS, each offering comfort and privacy, offering versatility for use as a home office or guest room. The THREE PIECE FAMILY BATHROOM features a shower over the bath, modern tiling, a functional space for daily routines. Heading outside, the PRIVATE and FULLY ENCLOSED GARDEN has been designed

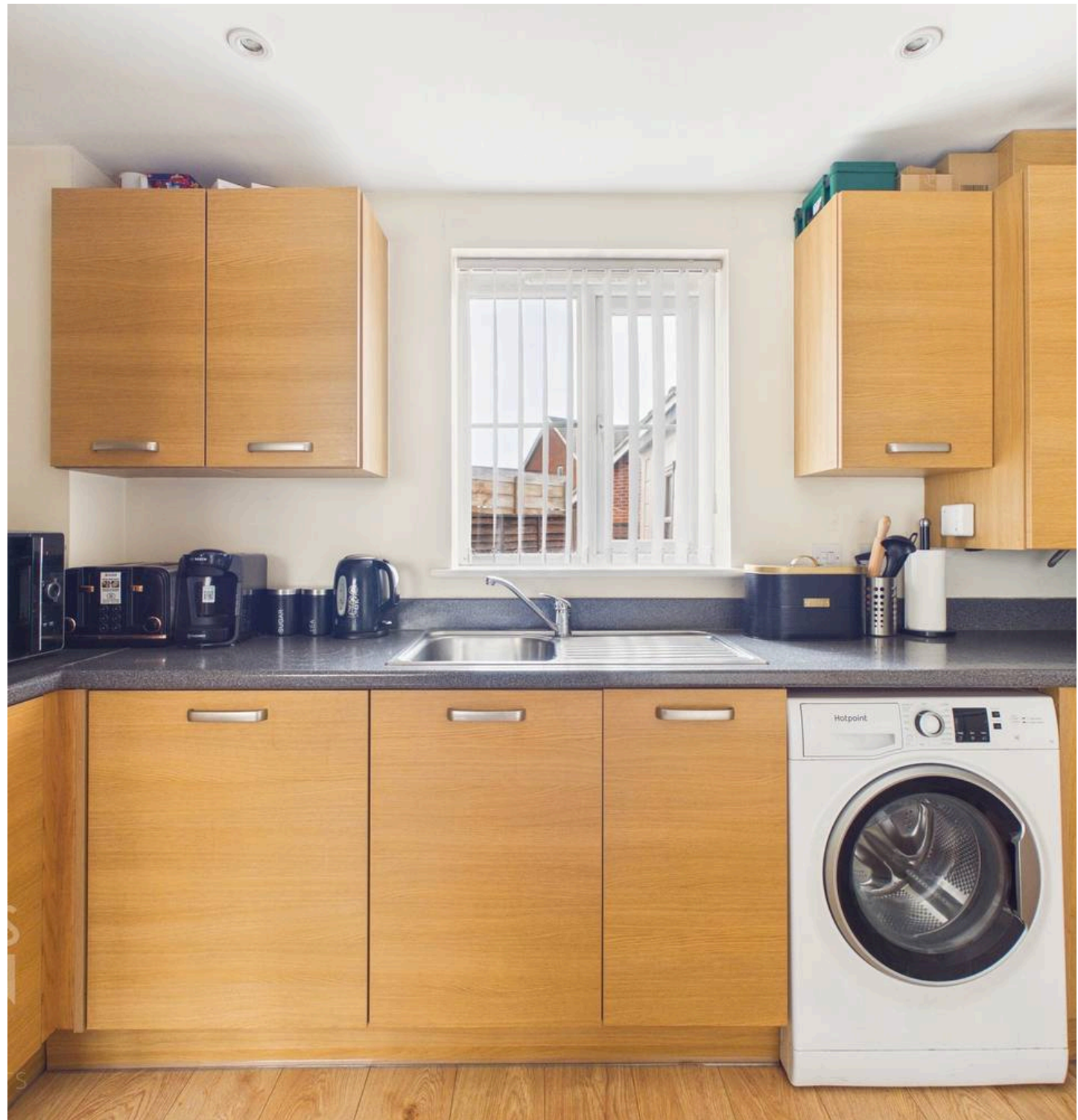
with a LOW MAINTENANCE in mind. Beyond, a rear passageway allows access to the ALLOCATED PARKING.

Council Tax band: A

Tenure: Leasehold

- Ground Floor Apartment
- Long Leasehold Length With 980 Years Remaining
- Within Close Proximity To Local Amenities, Schools & Transport Links
- Open Plan Sitting & Dining Room
- Fully Fitted Kitchen With Integrated Appliances
- Two Bedrooms
- Private & Enclosed Gardens
- Allocated Parking To Rear

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 a supermarket, whilst the A47 leads to Norwich and the A11.



## SETTING THE SCENE

Set back from the road, the property features a low maintenance frontage laid to lawn, beautifully bordered by mature shrubs and well maintained bushes. The main entrance is located at the front of the home.

## THE GRAND TOUR

Stepping inside, the light and bright entrance hall features hard flooring underfoot, with doors opening to all accommodation. The heart of the home is the 12' open plan sitting and dining room, offering continued hard flooring for ease of maintenance. This versatile space allows for a range of soft furnishing layouts alongside formal dining, and sits perfectly adjacent to the kitchen. The fully fitted kitchen boasts an extensive range of wall and base storage units, with wrap around worktops providing ample space for food preparation. Integrated appliances include an oven, a four burner gas hob with an extractor overhead and a fridge/ freezer, while under counter plumbing is available for a washing machine.

Across the hall, doors open to two well sized bedrooms. The main bedroom comfortably accommodates a double bed and features uPVC double glazed French doors that open directly onto the garden patio, flooding the room with natural light. This room further benefits from a built in double wardrobe and an airing cupboard. The adjacent second bedroom would make an ideal single room and is currently utilised as a home office. Serving both bedrooms is the three piece family bathroom, complete with overhead spotlights, practical tiled splashbacks and a shower over the bath with a glass screen.

## FIND US

Postcode : NR8 5EU

What3Words : ///poster.lives.lends

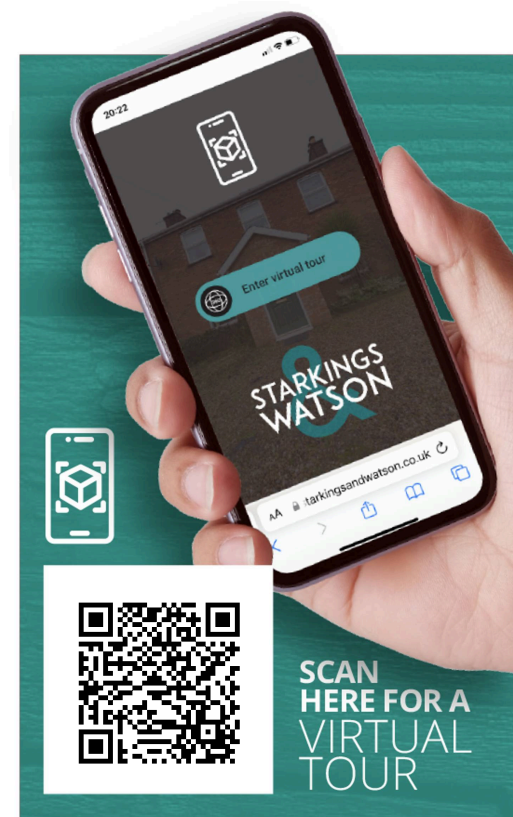
## VIRTUAL TOUR

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

## AGENTS NOTES

The property is offered on a leasehold basis with 980 years remaining lease.

The property is subject to a service charge of £480 paid bi-annually, with the added benefit of no ground rent payable.

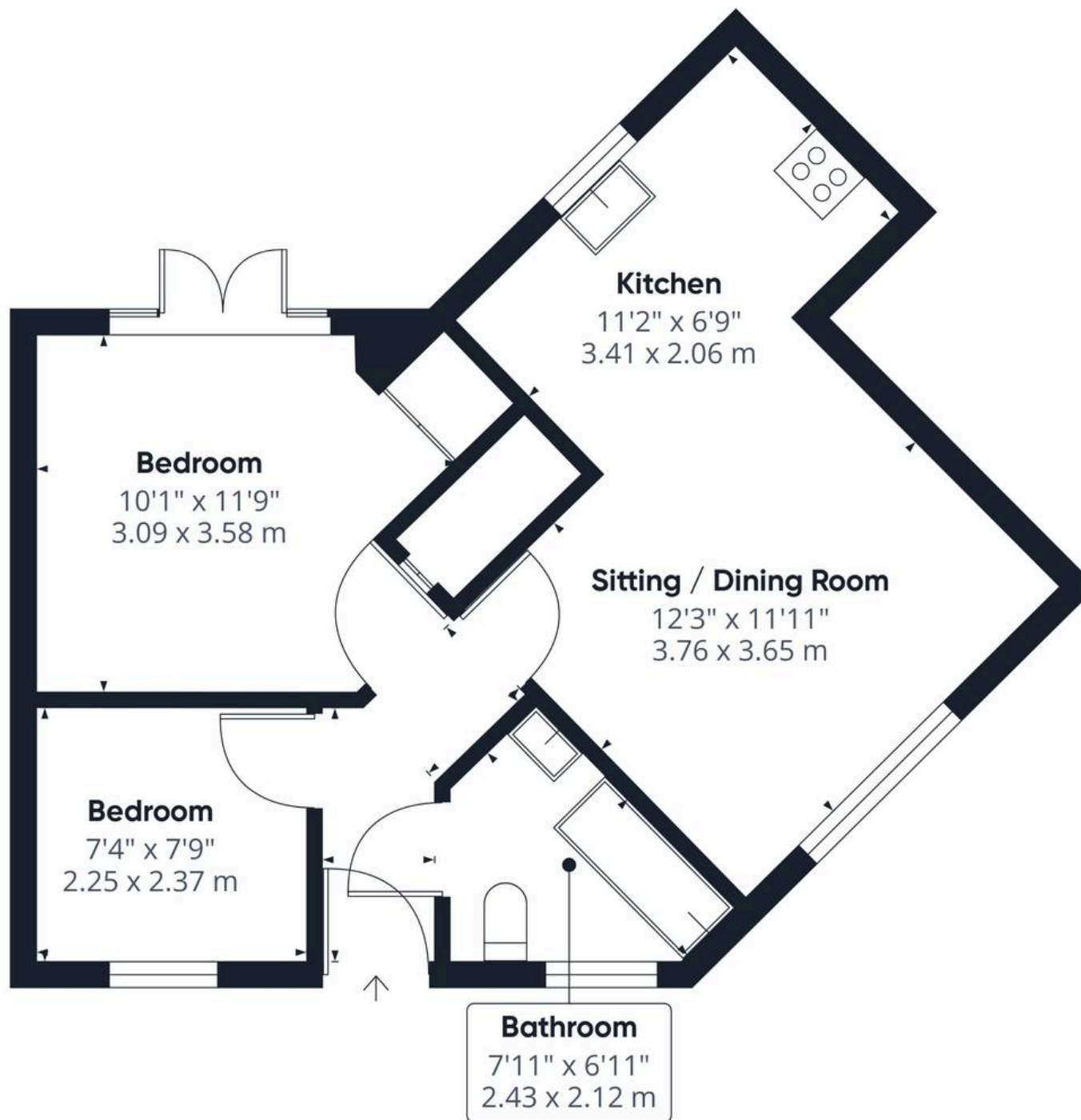




## THE GREAT OUTDOORS

Stepping outside, the private rear garden is fully enclosed by timber panel fencing. Designed with a low maintenance in mind, the space initially opens to a flagstone patio area surrounded by shingle, with further slabs providing a base for a storage shed. From here, shallow steps lead down to a wooden latch and brace gate at the foot of the garden, allowing convenient access from the passageway to the allocated rear space.





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

479 ft<sup>2</sup>

44.4 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





## Starkings & Watson Hybrid Estate Agents

196 Norwich Road, Costessey - NR5 0EX

01603 336446 • [costessey@starkingsandwatson.co.uk](mailto:costessey@starkingsandwatson.co.uk) • [starkingsandwatson.co.uk/](http://starkingsandwatson.co.uk/)

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