



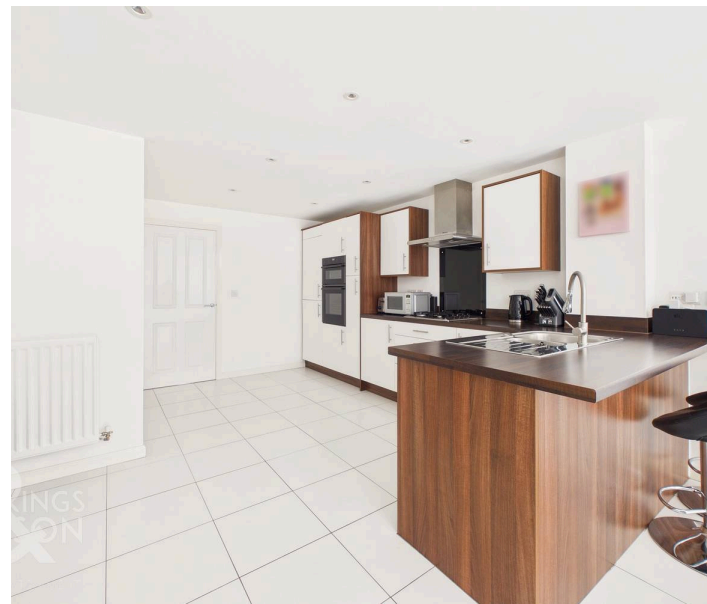
Peacock Grove, Costessey - NR8 5GT



Peacock Grove

Costessey, Norwich

NO CHAIN. This IMPRESSIVE THREE STOREY semi-detached home offers approximately 1110 SQ. FT (STMS) of beautifully presented accommodation, perfectly blending traditional character with MODERN COMFORTS. Step through the inviting HALL ENTRANCE with a convenient W.C, and discover the SPACIOUS 26' KITCHEN/DINING ROOM, featuring FRENCH DOORS that open directly to the rear garden - ideal for indoor-outdoor living and entertaining. The kitchen is well-appointed with ample work surfaces, INTEGRATED APPLIANCES, and generous storage, while the dining area provides plenty of space for family meals or social gatherings. Upstairs, the SITTING ROOM offers a comfortable feel, with THREE WELL-PROPORTIONED BEDROOMS - including a PRINCIPAL BEDROOM with EN SUITE SHOWER ROOM. Provides versatile accommodation across THREE FLOORS, ideal for families, professionals, or those in need of a guest bedroom or home office space. Potential exists to live on the ground floor and use the sitting room as a fourth bedroom. The FAMILY BATHROOM is finished to a high standard, ensuring comfort and style throughout.



Practical features abound, including gas central heating, double glazing, and excellent storage solutions, making this home as functional as it is attractive. The SOUTH FACING rear garden is a true highlight, offering a PRIVATE and LOW MAINTENANCE space for relaxation or entertaining. Enclosed by timber panel fencing and brick walling, the garden features an ARTIFICIAL LAWN, a raised TIMBER DECK SEATING AREA, and a variety of established plants, with ample space for potted displays or further landscaping to suit your tastes. The FRENCH DOORS from the kitchen create a seamless connection between indoor and outdoor spaces, perfect for summer barbecues or morning coffee in the sun. A gated access leads to the TANDEM DRIVEWAY and CAR PORT, providing secure and convenient parking for multiple vehicles.

Council Tax band: C

Tenure: Freehold

EPC Energy Efficiency Rating:TBC

The development of Queens Hills 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.



- No Chain!
- Three Storey Semi-Detached Home with a South Facing Aspect
- Approx. 1110 Sq. ft (stms) of Accommodation
- 26' Kitchen/Dining Room with French Doors to Rear
- Hall Entrance with W.C
- 3/4 Bedrooms
- Family Bathroom & En Suite Shower Room
- Low Maintenance Gardens with Artificial Lawn & Tandem Driveway with a Car Port

SETTING THE SCENE

Approached by a low maintenance slate frontage, a hard standing footpath takes you to the main entrance door with the tarmac tandem driveway sitting adjacent under a carport, where gated access leads to the rear garden.

THE GRAND TOUR

Heading inside, the hall entrance is finished with tiled flooring for ease of maintenance, with stairs rising to the first floor landing, and a door leading to the ground floor W.C - finished with a white two piece suite with tiled splash-backs and flooring. The ground floor offers an open plan kitchen/dining space with tiled flooring flowing seamlessly from the hall entrance, with the kitchen offering an L-shaped range of wall and base level units, integrated cooking appliances including an inset gas hob and built-in eye level electric double oven. Further integrated appliances include a dishwasher, washing machine and fridge freezer, with ample space for soft furnishings and a dining table. Full height windows and French doors open up to the rear garden, with a useful built-in understairs storage cupboard.

Heading upstairs, the carpeted landing includes a door to the bedroom and main bathroom, with a sitting room located to the rear, enjoying a light and bright aspect with two rear facing windows and fitted carpet. The double bedroom enjoys two full height windows to front for natural light, with fitted carpet, while sitting comfortably next to the family bathroom with a three piece suite including a panelled bath with a mixer shower tap, contrasting tiled splash-backs and tiled effect flooring.

Heading to the top floor, the landing is finished with fitted carpet and an airing cupboard, with doors taking you to two further double bedrooms - both finished with fitted carpet and uPVC double glazing. The main bedroom sits to the rear with two single built-in wardrobes and private ensuite shower room with a three piece suite including contrasting tiled splash-backs, with a corner shower cubicle and thermostatically controlled shower.

FIND US

Postcode : NR8 5GT

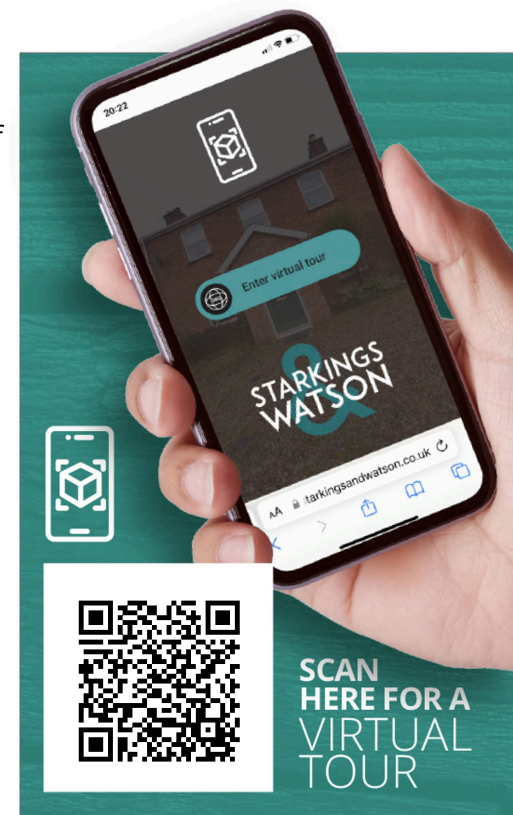
What3Words : ///shins.react.motoring

VIRTUAL TOUR

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

AGENTS NOTES

An annual service charge of £350 PA is payable for the upkeep of the car port structure. The driveway is included within the freehold, with the car port structure forming part of the management company.







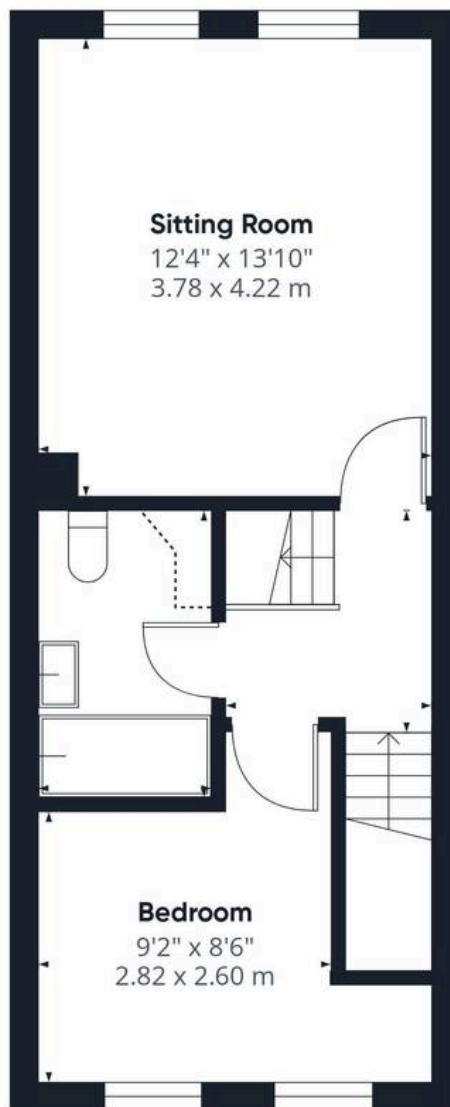
THE GREAT OUTDOORS

Heading outside, the rear garden is enclosed within timber panel fencing and brick walling, whilst being easy to maintain with an artificial lawn and raised timber deck seating area. A variety of plants can be found with ample space for potted plants, whilst French doors lead from the kitchen, and a gated access takes you to the driveway.

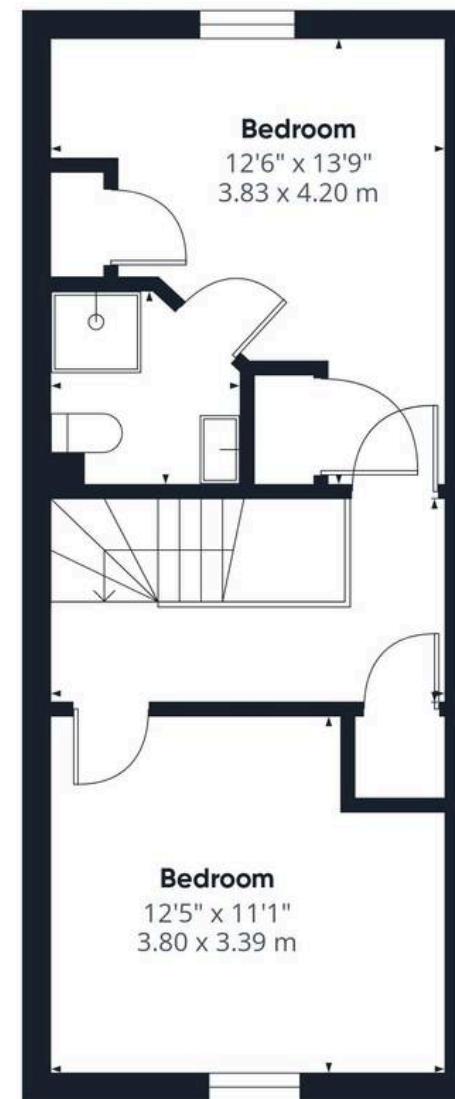




Ground Floor



Floor 1



Floor 2

Approximate total area⁽¹⁾

1110 ft²
103.2 m²

Reduced headroom

5 ft²
0.5 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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