

Solario Road, Costessey - NR8 5EJ

STARKINGS & WATSON

HYBRID ESTATE AGENTS







Solario Road

Costessey, Norwich

Offering JUST UNDER 1,500 SQ FT OF ACCOMMODATION, this FOUR BEDROOM END OF TERRACED TOWNHOUSE combines generous living space with a versatile layout arranged over three floors. The property is well placed for LOCAL AMENITIES and is approximately a 20 MINUTE DRIVE FROM NORWICH CITY CENTRE, making it an appealing choice for those seeking space alongside convenient access to everyday facilities. The living accommodation includes an impressive 19FT DUAL ASPECT SITTING ROOM, providing a spacious setting for relaxing and spending time together. A recently fitted 19FT KITCHEN/DINING ROOM offers plenty of space for cooking and dining, with French doors opening directly onto the rear garden and creating a connection between the indoor and outdoor spaces. A handy UTILITY ROOM provides an additional route to the garden, while a SEPARATE W/C adds convenience to the ground floor. Across the two upper floors, FOUR DOUBLE BEDROOMS offer flexibility for family life, guests or working from home. THREE BATHROOMS serve the accommodation, providing practicality for a busy household.

The combination of well proportioned rooms and accommodation over three levels gives this townhouse a sense of space, with options to suit a variety of needs. Outside, the LANDSCAPED REAR GARDEN has been designed to provide a choice of areas for relaxing and entertaining. Accessed from either the utility room or the kitchen/dining room. There is a small patio beside the French doors with paths running along both sides of the garden, extending the length of the garage and framing a central area of ARTIFICAL LAWN. To the rear, a shingle area offers further space for outdoor furniture. A LARGE STORAGE CONTAINER provides useful additional space for garden equipment and other belongings. Fencing and brick walls enclose the garden, while a latch and brace gate leads back into the covered carport parking. Access to the single and SEPARATE DETACHED GARAGE can be found from the rear garden as well as from the driveway. The garage has been partially converted to a useable space ideal for studio or gym.

Council Tax band: D
Tenure: Freehold



- 4 Bedroom Townhouse With Just Under 1500 sqft of Accommodation
- 19ft Dual Aspect Sitting Room
- Recently Fitted 19' Kitchen/Dining Room
- Four Double Bedrooms Over Two Upper Floors
- Three Bathrooms & Separate W/C
- Landscaped Rear Garden With Outside Storage
- Integral Covered Car Port Parking & Separate Detached Garage
- Close To Local Amenities and 20 Minute Drive To Norwich City Centre

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

SETTING THE SCENE
Using the side road off Solario Road, there is hard standing to the front leading to the electric garage door leading into the covered car port for parking. This in turn leads to the detached single garage which has been partially converted. The main entrance door is found to the front into the hallway.

THE GRAND TOUR
Using the main entrance door, you are welcomed by the hallway with stairs ahead to the first floor. There are doors leading to the ground floor W/C, Kitchen/dining room and very useful utility to the rear with access to the rear garden. The utility provides a range of storage with worktops over and space/plumbing for washing machine. There is a wall mounted gas fired boiler as well as a door to the garden. The 19' kitchen/dining room has been recently re-fitted with a sleek range of wall and base level storage with solid worktops over as well as breakfast bar and space for a central dining table.

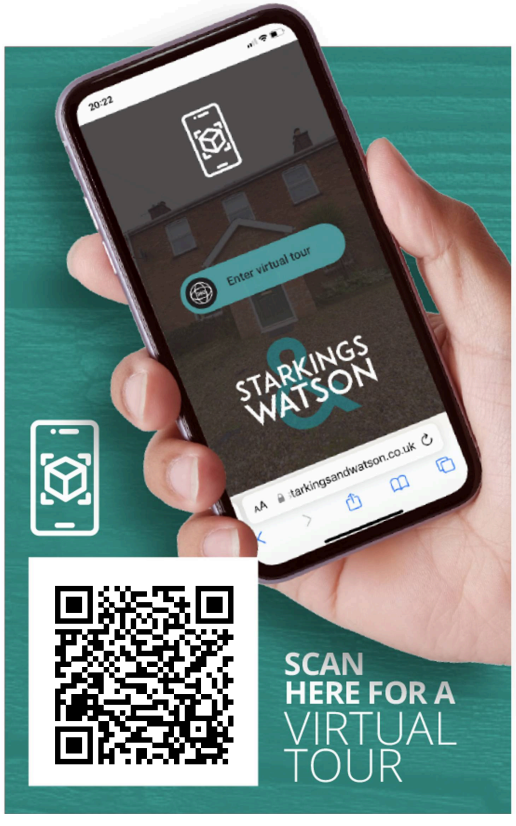
The kitchen provides a range of integrated appliances including an electric oven, gas hob, dishwasher and space for free standing fridge/freezer. Double doors lead out to the rear garden.

Heading up to the first floor you will find a 19' dual aspect sitting room to one side of the landing and the main master bedroom on the other side. The master bedroom also offers a dual aspect as well as the all important en-suite shower room with shower, w/c and hand wash basin.

Heading up to the second floor landing you will find a further three ample bedrooms as well as a further en-suite and the main family bathroom. The family bathroom benefits from a bath with shower over as well as w/c and hand was basin. The second largest bedroom is again a generous size with walk in wardrobe and the additional en-suite shower room.

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








ROUTE
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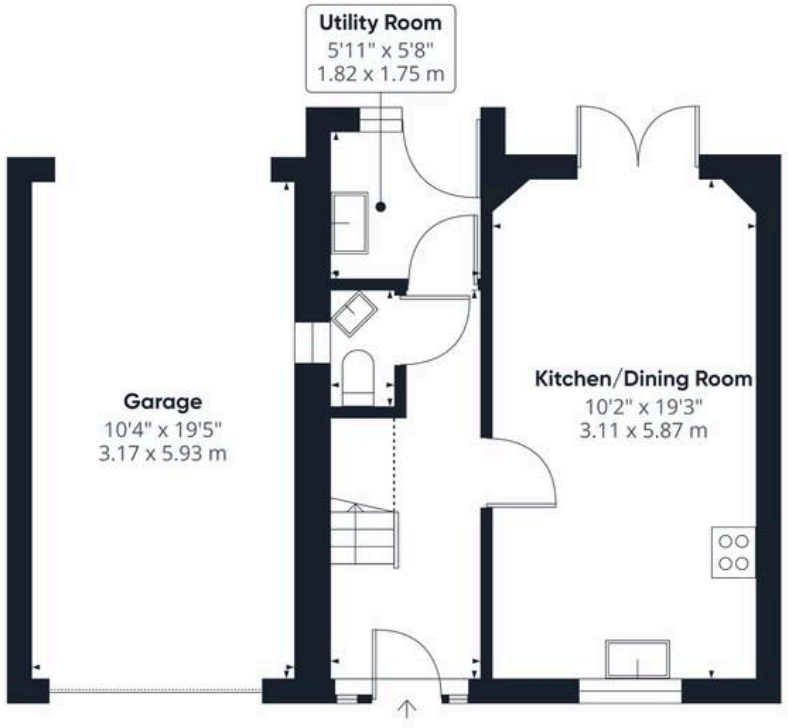






THE GREAT OUTDOORS

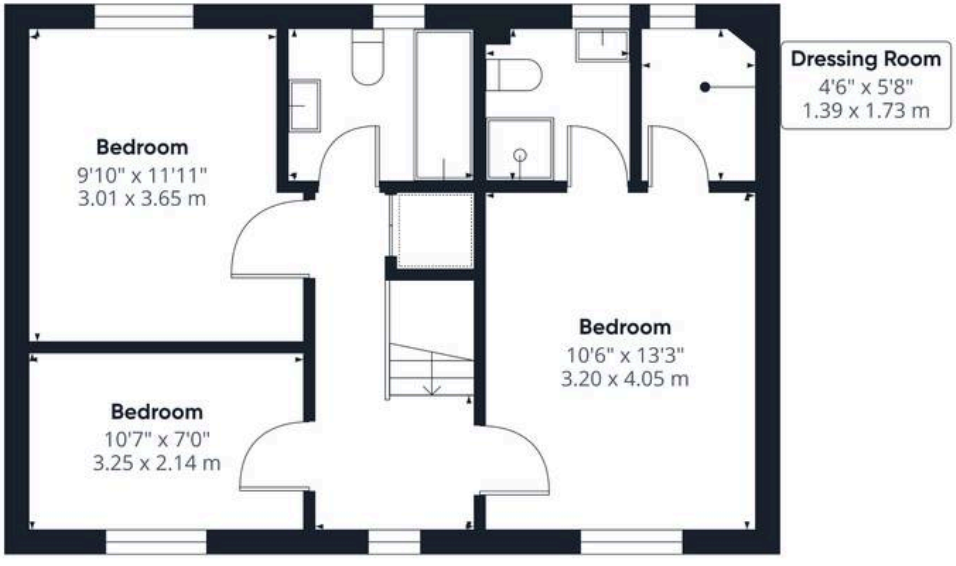
The rear garden can be access via the handy utility room or the kitchen/dining room French doors. A small patio sits abut the kitchen/dining room, perfect for a bistro set to enjoy a morning coffee. This then continues in the form of a path on both sides, the same length as the garage where in the centre, artificial lawn has been laid. To the rear, a shingle area has been created, again suitable for outside furniture to entertain, and also houses a large storage container. The whole garden has been made safe a secure with fencing, brick walls and a latch and brace gate which leads back to the carport with access to the garage also.



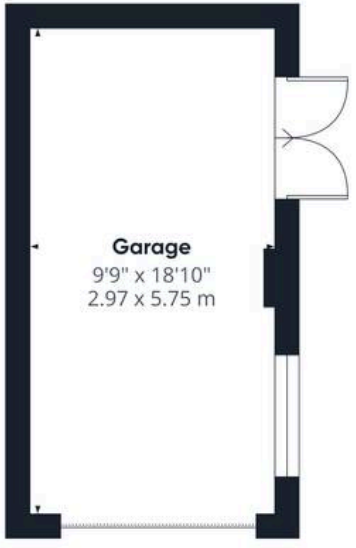
Ground Floor Building 1



Floor 1 Building 1



Floor 2 Building 1



Ground Floor Building 2

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Approximate total area(1)

1680 ft²

156 m²

Reduced headroom

12 ft²

1.1 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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