



Pochard Street, Costessey - NR8 5FP



Pochard Street

Costessey, Norwich

This IMPRESSIVE THREE STOREY TOWN HOUSE offers over 1000 sq. ft (stms) of beautifully presented accommodation, thoughtfully arranged to maximise both space and versatility. Entering through the HALL ENTRANCE, you are greeted by a handy W.C and useful storage, setting the tone for the practical layout throughout. The FULLY FITTED KITCHEN is equipped with a range of INTEGRATED APPLIANCES, providing a stylish and functional space for cooking and entertaining. Flowing seamlessly from the kitchen, the 16' SITTING/DINING ROOM is a bright and inviting area, featuring FRENCH DOORS that open directly onto the garden, perfect for indoor-outdoor living. Upstairs, THREE WELL-PROPORTIONED BEDROOMS are arranged over two floors, with the main bedroom boasting an EN SUITE SHOWER ROOM and a WALK-IN WARDROBE. The FAMILY BATHROOM is modern and well-appointed, catering to the needs of a busy household. With its thoughtful design, this property offers a comfortable and flexible living environment, ideal for families or professionals seeking a home with ROOM TO GROW. Stepping outside, the ENCLOSED LOW MAINTENANCE GARDEN is a true highlight, offering a series of inviting spaces for relaxation and entertaining. Directly accessed from the sitting room via French doors, the PATIO SEATING AREA is illuminated by outside lighting, providing a charming spot for a morning coffee or alfresco dining. Ascending to the next level, you will discover an ENTERTAINING SPACE complete with a TIMBER PERGOLA and a dedicated OUTDOOR BARBEQUE AREA. Gated access at the rear leads conveniently to the ALLOCATED OFF ROAD PARKING and a SINGLE GARAGE.



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. Queens Hill Country Park also offers excellent walking, cycling, and running routes around the lakes and through the surrounding natural countryside. The nearby Longwater Retail Park provides an excellent selection of shops, a large supermarket, and a gym, while the UEA and the Norfolk & Norwich University Hospital are also just a short drive away.

- Three Storey Town House Terrace with Over 1000 Sq. ft (stms) Of Accommodation
- Hall Entrance with W.C & Storage
- 16' Sitting/Dining Room with French Doors to the Garden
- Fully Fitted Kitchen with Integrated Appliances
- Three Bedrooms Over Two Floors Including a Walk-in Wardrobe
- Family Bathroom & En Suite Shower Room to the Main Bedrooms
- Enclosed Low Maintenance Garden with a Timber Pergola
- Allocated Off Road Parking & Garage

Council Tax Rating : C

Tenure : Freehold

Energy Performance Rating : TBC

SETTING THE SCENE

Tucked away in a cul-de-sac setting, a block paved frontage ensures easy maintenance, with access to the front door.



THE GRAND TOUR

With wood effect flooring underfoot, the hall entrance includes stairs rising to the first floor and a useful built-in storage cupboard. The ground floor W.C is finished with a two piece suite and tiled splash-backs. Sitting opposite, the kitchen is finished with an L-shaped arrangement of wall and base level units, including matching up-stands and integrated cooking appliances including an inset gas hob and built-in electric oven. A fridge freezer is built-in, whilst space is provided for a washing machine. Tiled flooring and a front facing uPVC double glazed window finish the room. To the rear, the sitting/dining room enjoys garden view and French doors leading out. Wood effect flooring flows under foot, with a further built-in storage cupboard, and space for soft furnishings and a dining table.

Heading upstairs, the carpeted landing leads to two double bedrooms - both finished with fitted carpet and uPVC double glazing. The family bathroom sits in between with attractive tiled splash-backs and a white three piece suite including storage under the hand-wash basin. A thermostatically controlled shower and glazed shower screen can be found over the bath, along with a heated towel rail and tiled flooring.

The top floor includes a spacious main double bedroom including built-in wardrobe space and a front facing window. An opening takes you to a walk-in wardrobe, ready for free standing wardrobes, and the en suite shower room beyond. Finished with a three piece suite, a large shower cubicle sits to one side, with storage under the hand-wash basin, tiled splash-backs and flooring.

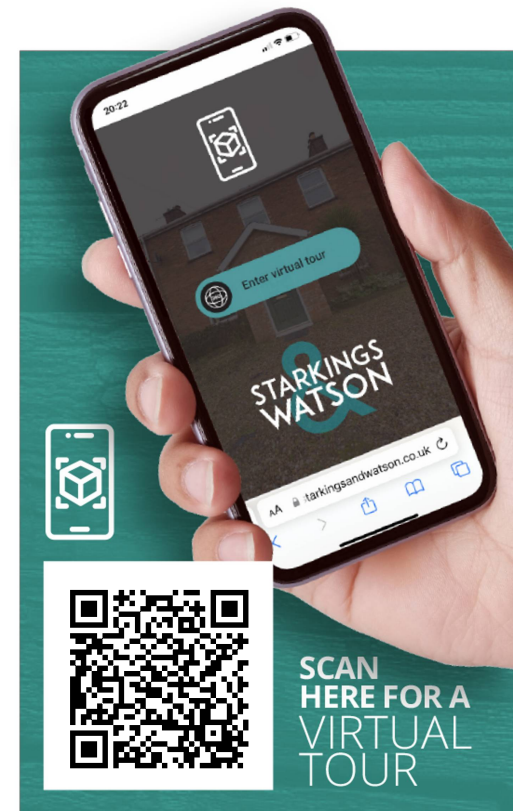
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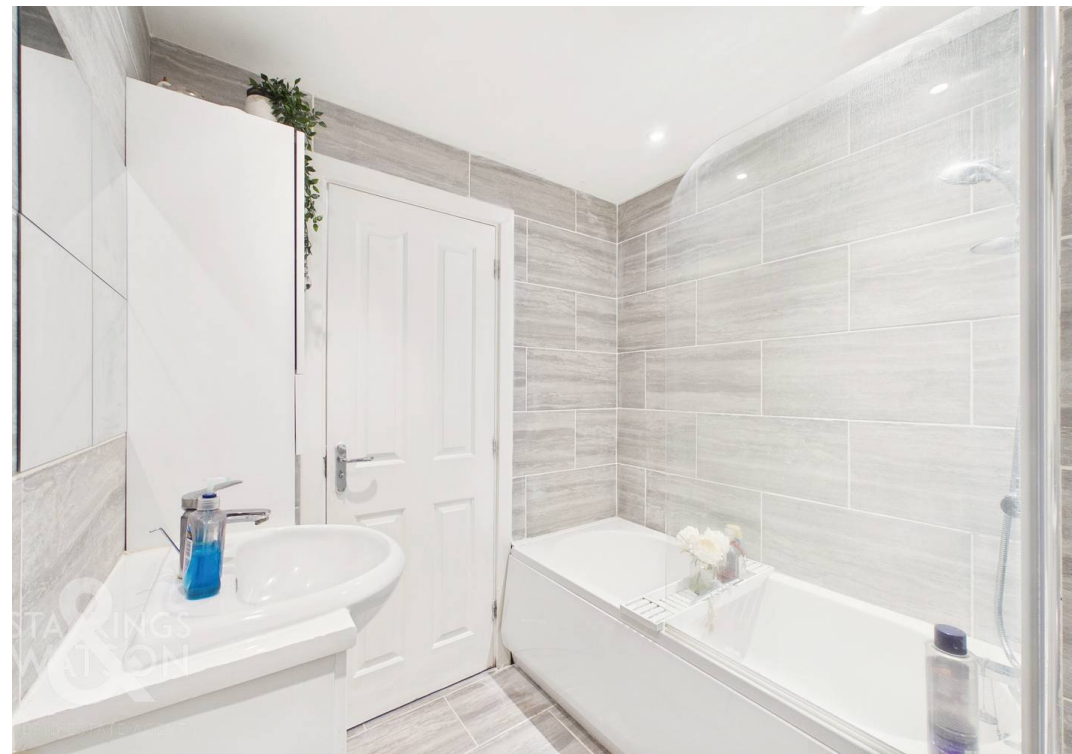
Postcode : NR8 5FP

What3Words : ///younger.incorrect.sprouting

VIRTUAL TOUR

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



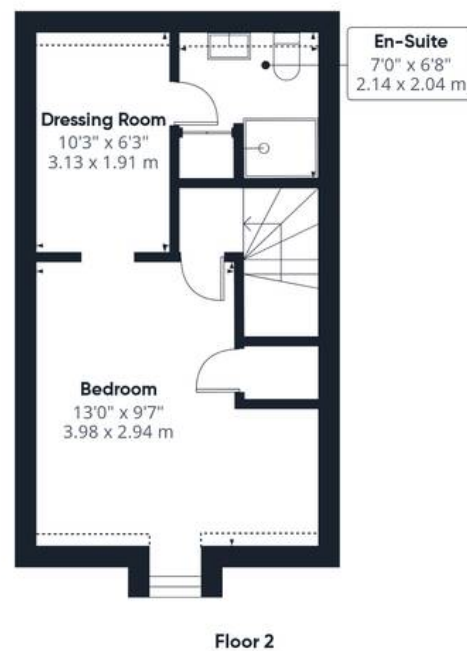




THE GREAT OUTDOORS

Stepping through French doors from the sitting room, you will find a patio seating area with outside lighting, suitable for a small bistro set to enjoy a morning coffee and to entertain friends. Stepping up, another entertaining space complete with a timber pergola, out door barbeque area and further room for table and chairs can be found. Gated access to the rear leads to the parking and garage - accessed via an up and over door to front, with storage above.





Approximate total area⁽¹⁾

1016 ft²

94.2 m²

Reduced headroom

13 ft²

1.2 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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