



Rufus Street, Costessey - NR8 5ER



Rufus Street

Costessey, Norwich

Situated on the POPULAR QUEENS HILL development to the west of Norwich, this IMMACULATEDLY PRESENTED semi-detached home offers a MODERN NEUTRAL DECOR, with uPVC DOUBLE GLAZING and gas fired CENTRAL HEATING. Having been recently re-decorated, the property offers a HALL ENTRANCE with storage cupboard, CLOAKROOM, modern fitted kitchen with SPACE for APPLIANCES, and an open plan sitting/dining room with FRENCH DOORS to rear. The first floor offers TWO DOUBLE BEDROOMS along with the family bathroom. To the rear, a LAWNED GARDEN can be found with timber fenced boundaries and a timber STORAGE SHED. Off road parking is found on the driveway next door.



Council Tax band: B

Tenure: Freehold

EPC Energy Efficiency Rating: C

- Popular Residential Location
- Semi-Detached Home
- Immaculately Presented
- Sitting/Dining Room
- Modern Fitted Kitchen
- Two Double Bedrooms
- Enclosed Lawned Garden
- Off Road Parking

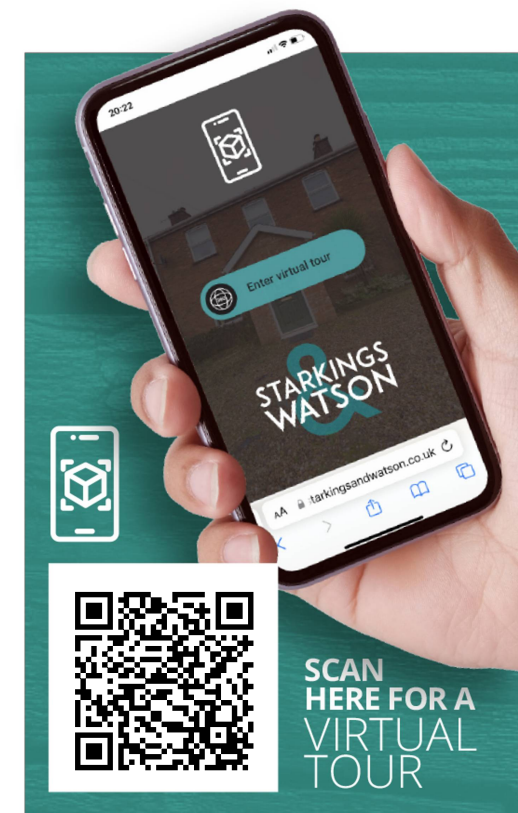
The development of Queens Hill, is located on the fringes of Costessey. Local schooling is located within walking distance, and a regular bus link into Norwich City centre is provided. The nearby Longwater Retail Park offers a fantastic range of shops and supermarket, whilst the A47 leads to Norwich and the A11.



FIND US

You may wish to use your Sat-Nav (NR8 5ER), but to help you...Leave Norwich via Dereham Road, continue towards Longwater Business Park at the roundabout that links with the A47 take the fourth exit onto William Frost Way, take the first exit at the roundabout onto Alex Moorhouse Way turning right at the next roundabout onto Sir Alfred Munnings Road. Continue along this road into Queens Hill and at the roundabout turn left onto Fairway, and right onto Kestrel Avenue. Take the first left hand turn onto Wilderness Road, and right onto Solario Road. Follow the road, turning right onto Rufus Street, where the property can be found on your left hand side, indicated by our To Let board.

You can include any text here. The text can be modified upon generating your brochure.



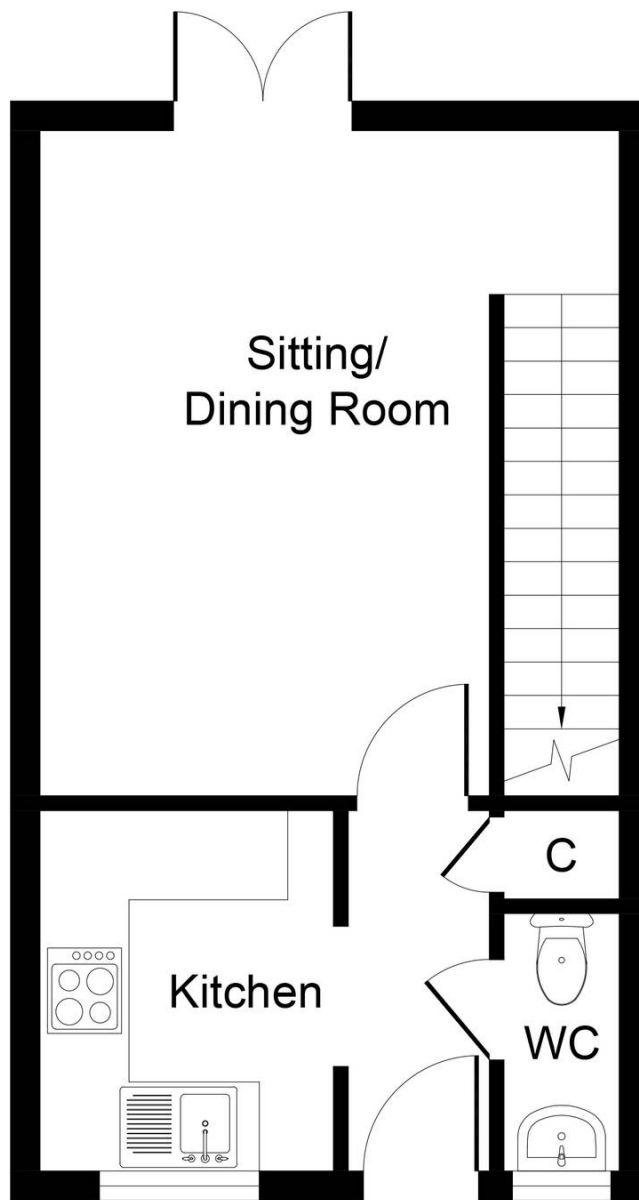




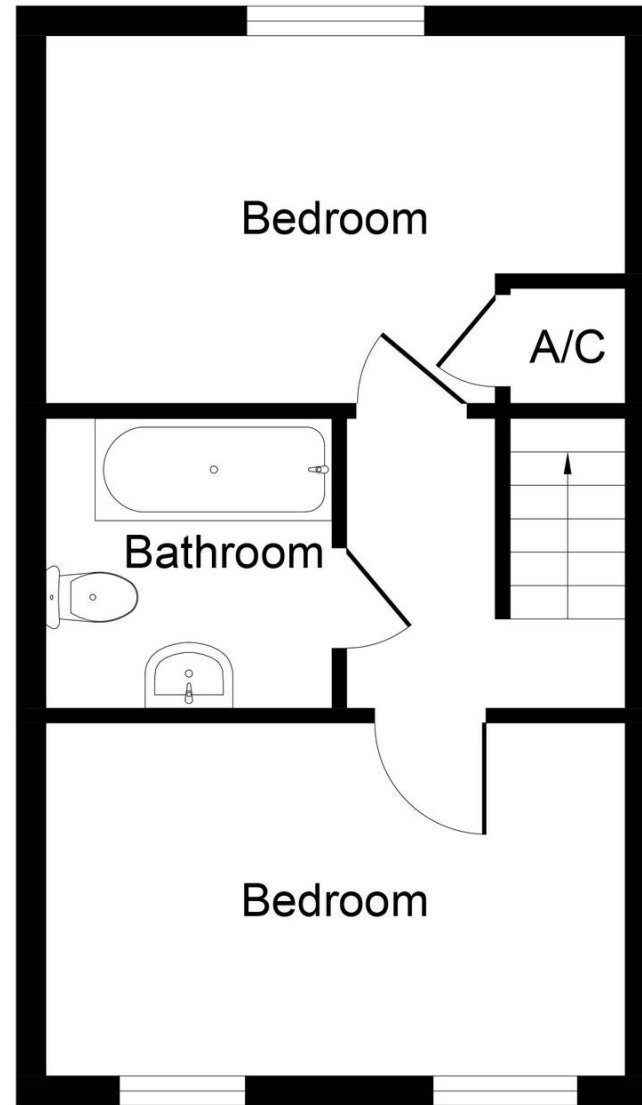
THE GREAT OUTDOORS

Leading from the sitting room, an enclosed lawned garden can be found, with timber fenced boundaries, and a gate to the driveway. A patio extends from the rear, whilst a useful timber shed offers storage.





Ground Floor
Approximate Floor Area
303 sq.ft



First Floor
Approximate Floor Area
303 sq.ft



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