



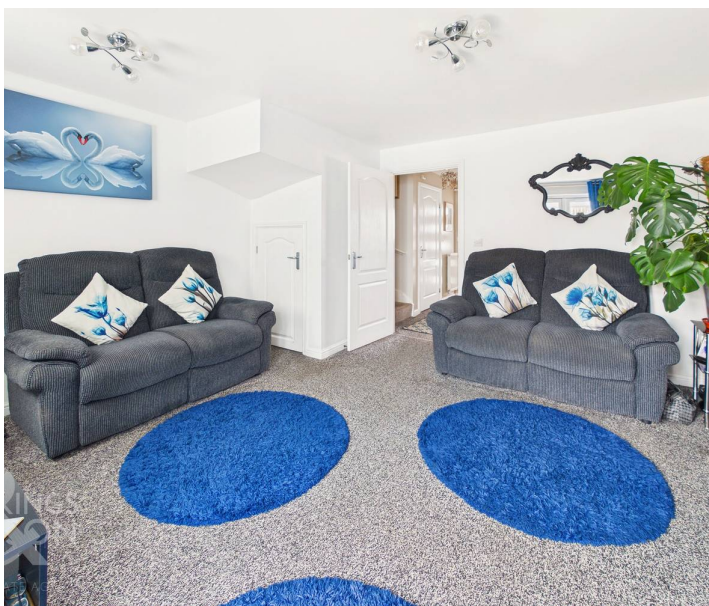
Kestrel Avenue, Costessey - NR8 5FT



13 Kestrel Avenue

Costessey, Norwich

This BEAUTIFULLY PRESENTED and IMMACULATELY presented END OF TERRACE HOUSE offers an exceptional opportunity to enjoy spacious, modern living in a tranquil setting OVERLOOKING GREEN SPACE. The generous ENTRANCE HALL welcomes you into a BRIGHT AND AIRY INTERIOR, leading to a SPACIOUS SITTING ROOM that seamlessly opens into a VERSATILE GARDEN ROOM ideal for relaxing or entertaining. The FULLY FITTED KITCHEN boasts INTEGRATED APPLIANCES and ample worktop space, providing a practical and stylish environment for culinary pursuits. Upstairs, TWO DOUBLE BEDROOMS each feature BUILT-IN WARDROBES, ensuring plentiful storage and comfort. The MAIN BEDROOM benefits from a three piece ENSUITE SHOWER ROOM, while a MODERN FAMILY BATHROOM serves the second bedroom, and a GROUND FLOOR WC adds further convenience for guests. Heading outside, the PRIVATE and ENCLOSED GARDEN is well established and MATURE, whilst DRIVEWAY PARKING is available to the rear.



Council Tax band: B

Tenure: Freehold

EPC Energy Efficiency Rating: C

- Extended End Of Terrace House Overlooking Green Space
- Well Presented In Immaculate Condition
- Spacious Sitting Room Opening To Garden Room
- Fully Fitted Kitchen With Integrated Appliances
- Two Double Bedrooms Both With Built-In Wardrobes
- Family Bathroom, Ensuite Shower Room and Ground Floor WC
- Private & Fully Enclosed Garden
- Driveway Parking To Rear

The property is superbly located within walking distance of a local school and just steps away from a regular bus link into Norwich City Centre, making it ideal for families and commuters alike. The nearby Longwater Retail Park is only a few minutes away, offering a fantastic range of shops and supermarkets as well as range of everyday amenities. Whilst the A47 leads to Norwich and the A11.



SETTING THE SCENE

The property is set well back from the road, overlooking attractive green space with a pedestrianised frontage, complemented by an established range of plantings and shrubs. The main entrance is positioned to the front of the property beneath an open porch.

THE GRAND TOUR

Stepping inside, the welcoming entrance hallway provides access to all accommodation, with stairs rising to the first floor and a convenient two piece WC, ideal for guests. To the left, the fully fitted kitchen offers an extensive range of wall and base storage units, complemented by useful under counter plumbing for a washing machine. Integrated appliances include a dishwasher, oven, four ring gas hob, extractor and fridge freezer. At the end of the hallway, the spacious sitting room features carpeted flooring and useful integrated storage beneath the stairs, providing an ideal space for keeping coats and shoes neatly tucked away. The room comfortably accommodates a variety of soft furnishing arrangements and benefits from uPVC double-glazed windows and French doors opening into the extended garden room. The garden room provides a versatile additional reception space, featuring tiled flooring and ample room for further soft furnishings alongside a formal dining table. A second set of French doors opens directly onto the garden, creating a seamless connection between the indoor and outdoor living spaces.

Ascending the stairs to the carpeted first floor landing, an integrated airing cupboard provides useful additional storage, while doors open to two well proportioned double bedrooms. The main bedroom is positioned to the front of the property and benefits from sliding mirrored-door integrated wardrobes, a further integrated storage cupboard and a three piece ensuite shower room comprising a glass enclosed shower cubicle with tiled splashbacks. The second double bedroom overlooks the rear garden and is currently utilised as a guest room.

The room benefits from further integrated wardrobe storage and offers excellent versatility, making it equally well suited as a home office or study. Completing the accommodation, the second bedroom is served by a three piece family bathroom, featuring wood effect flooring and tiled splashbacks.

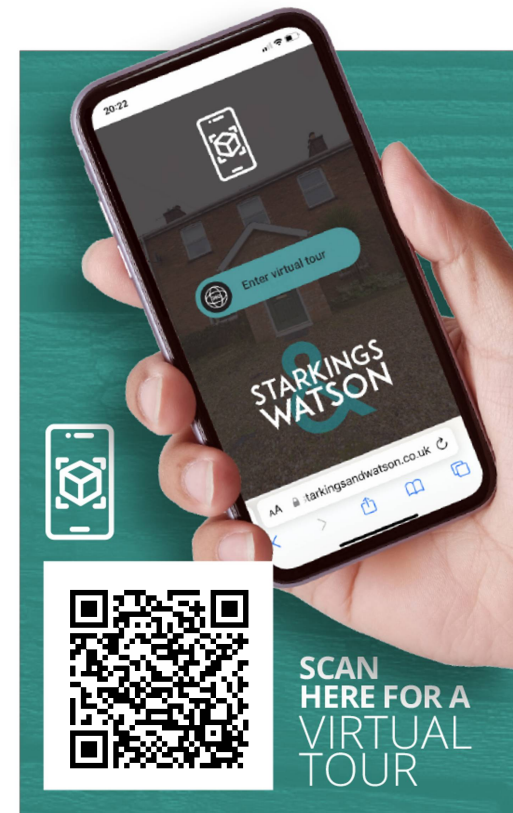
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VIRTUAL TOUR

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







THE GREAT OUTDOORS

Access via the garden room, The garden is safe and secure with panel fencing. With a tiled path from the Garden room leading to the rear gate to allocated parking. The remaining garden is mainly laid to lawn with bountiful flowered borders, outside lighting and room for outside furniture to entertain, or relax during the warmer months.



Approximate total area⁽¹⁾

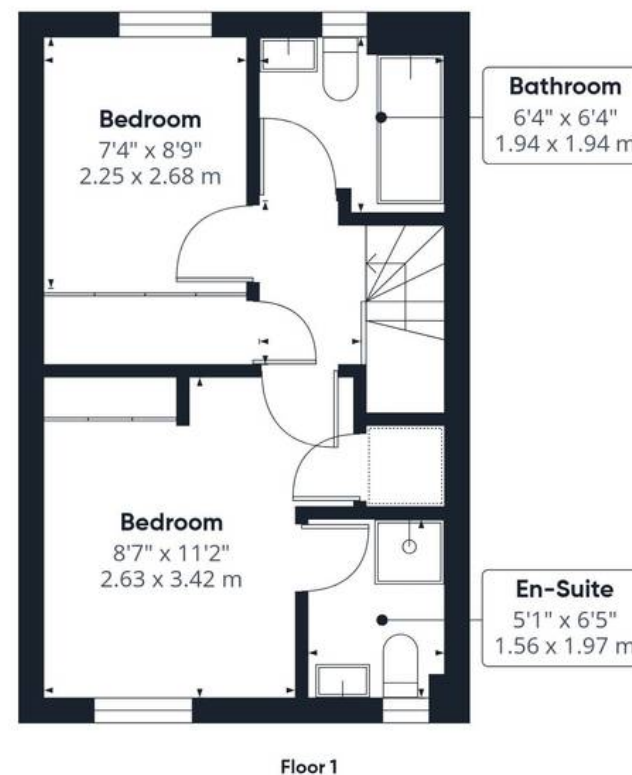
680 ft²

63.2 m²

(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 • starkingsandwatson.co.uk/

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