

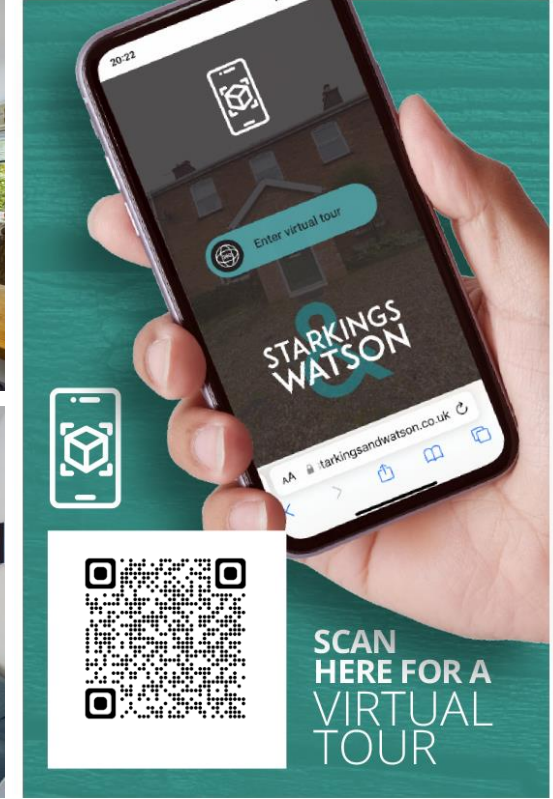
SOLARIO ROAD

Queens Hill, Costessey NR8 5EJ

Freehold | Energy Efficiency Rating : C

To arrange an accompanied viewing please pop in or call us on 01603 336446

FOR SALE PROPERTY



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STARKINGS & WATSON

- Three Bedroom Detached Home
- Well Presented Accommodation
- Dual Aspect Sitting Room
- Open Plan Kitchen/Dining Room
- Cloakroom, Bathroom & En-Suite
- Enclosed & Private Garden
- Off Road Parking & Carport
- Partly Converted Garage

IN SUMMARY

MOVE STRAIGHT IN! Set within the popular Queens Hill development, this IMMACULATE and MODERN three-bedroom DETACHED house has been a much loved family home. The property is flooded with NATURAL LIGHT, with many rooms offering DUAL ASPECT windows. There is an entrance hall, OPEN PLAN KITCHEN/DINING ROOM, cloakroom and SITTING ROOM to the ground floor. Upstairs, THREE BEDROOMS and a family bathroom can be found off landing, only the EN SUITE SHOWER ROOM leads from the MAIN BEDROOM. To the side, the GARAGE has been partially converted to a temporary HOME OFFICE, but retains scope for FULL CONVERSION (stp).

SETTING THE SCENE

The property is approached via a brick weave pathway with a car port access to the partly converted garage and a gated rear entrance to the rear garden. At the rear of the property there is then a hard standing pathway leading to main entrance door.

THE GRAND TOUR

Once inside, there is a vinyl tile flooring which runs through the hallway and into the kitchen/dining room, and all the way to the back door which leads under the carport. To the left-hand side, the sitting room spans almost 16' and features a uPVC double glazed bay window to side and a window to front, creating a dual aspect. At ground level, there is a cloakroom and in the hallway, stairs which lead to the first floor. Upstairs, there is a fitted carpet which runs through all three bedrooms and into the en suite leaving only the family bathroom with a vinyl flooring. Two of the bedrooms are double in size and one would make a perfect study/home office. Both the en suite and shower room have three-piece suites - the only difference being one is finished with a bath which has a mixer shower tap and the other a shower which is thermostatically controlled in a cubicle.

THE GREAT OUTDOORS

The garden is laid to lawn mostly with an area of patio immediately outside the property. There is a decked seating area and timber storage shed towards the rear boundary with some mature hedging and flower beds. There is gated access to the carport and garage which is divided in two with a standard up and over door to front, power and lighting to the first section, a door then leads through to a home office, comprising fitted carpet, smooth ceiling with recessed spotlighting.



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OUT & ABOUT

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.

FIND US

Postcode : NR8 5EJ

What3Words : ///amphibian.removal.passenger

VIRTUAL TOUR

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

Disclaimer: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.

Price:



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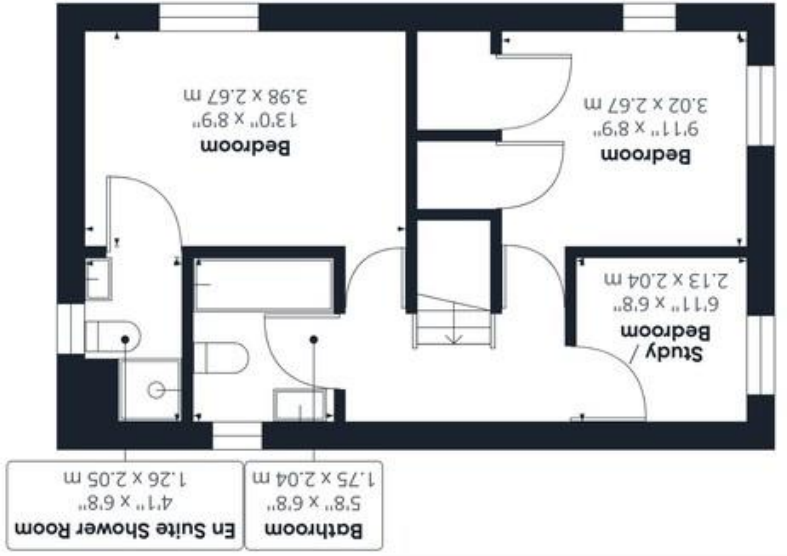
While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

(1) Excluding balconies and terraces

Approximate total area (1)
811.93 ft²
75.43 m²



Floor 1



Ground Floor

