



Maze Avenue, Queens Hills, Costessey

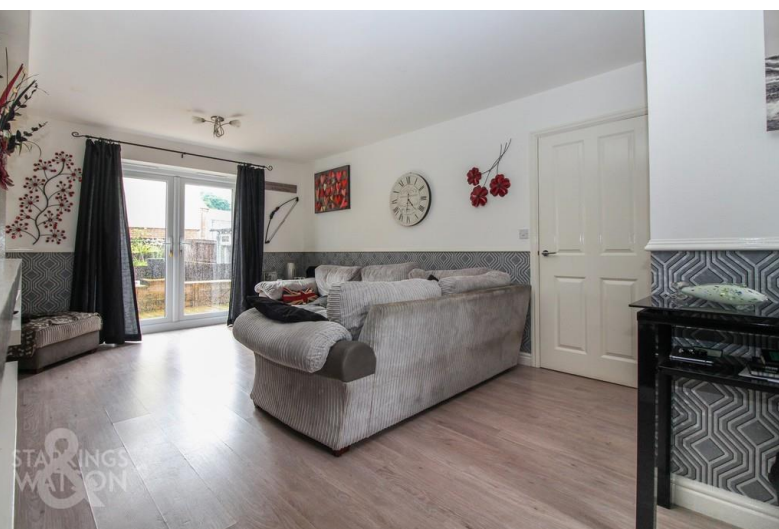
Guide Price £300,000 Freehold

Energy Efficiency Rating : C

- ✓ Link-Detached Home
- ✓ Tucked Away to One Corner
- ✓ Approx. 1200 Sq ft (stms)
- ✓ Functional Accommodation
- ✓ Bathroom, Cloakroom & En Suite
- ✓ Four Bedrooms
- ✓ Decked & Lawned Gardens
- ✓ Off Road Parking & Garage

To arrange an accompanied viewing please call our Costessey Office on 01603 336446

**STARKINGS
&
WATSON**



With a FUNCTIONAL LAYOUT this DECEPTIVELY SPACIOUS 1200 Sq ft (stms) FAMILY SIZED link-detached HOME is set to one corner of the QUEENS HILLS development. Upon entering you are immediately welcomed with a MODERN NEUTRAL DECOR in the hall entrance and a well thought out CLOAK AND BOOT STORAGE CUPBOARD. Leading on to the SITTING ROOM with its FRENCH DOORS to the rear garden, the property continues with a KITCHEN with space for APPLIANCES, UTILITY ROOM, cloakroom and DINING ROOM. The first floor offers FOUR BEDROOMS of which the MAIN BEDROOM is EN SUITE, and a further family bathroom. The REAR GARDEN is laid to lawn with an area of DECKING that extends from the property, with gated access to the side, OFF ROAD PARKING can be found for multiple vehicles on the HARD STANDING DRIVEWAY and GARAGE.

LOCATION

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.

DIRECTIONS

You may wish to use your Sat-Nav (NR8 5GD), 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 second exit at the roundabout onto Alex Moorhouse Way,

continuing straight over the next roundabout, turning right at the following roundabout onto Sir Alfred Munnings Road. Continue along this road into Queens Hill and at the roundabout turn left onto Fairway. Follow this road through a range of s' bends and turns to the left and right until the turning for Maze Avenue is on the right hand side. Take this turning and the property can be found indicated by our For Sale board.

Approached via a brick weave pathway leading to the main property, adjacent there is an area of hard standing for parking which leads to the garage.

Composite entrance door to:

ENTRANCE HALL

Tiled flooring, stairs to first floor landing, radiator, larger than average cloak and boot storage cupboard, smooth ceiling, doors to:

SITTING ROOM

20' 9" x 11' 11" Max. (6.32m x 3.63m) Wood effect flooring, radiator, uPVC double glazed French doors to rear, uPVC double glazed window to front, television and telephone, smooth ceiling with recessed spotlighting.

DINING ROOM

10' 4" x 8' 6" (3.15m x 2.59m) Tiled flooring, radiator, uPVC double glazed window to front, smooth ceiling, opening to:

KITCHEN

16' 11" x 8' 6" (5.16m x 2.59m) Fitted range of wall and base level units with complementary square edge work surfaces, and inset one and a half bowl stainless steel sink and drainer unit with mixer tap, matching up-stands and tiled splash backs, inset gas hob with glass splash back and extractor fan, built-in eye level electric double oven, tiled flooring, integrated fridge freezer and dishwasher, uPVC double glazed windows to side and rear, smooth ceiling with recessed spotlights, opening to:

UTILITY ROOM

6' 5" x 6' (1.96m x 1.83m) Fitted range of base level units with complementary square edge work surfaces, and inset stainless steel sink and drainer unit with mixer tap, matching up-stands, integrated washer dryer, cupboard housing the wall mounted gas fired central heating boiler, smooth ceiling with recessed spotlighting and extractor fan, double glazed composite door to rear.

STAIRS TO FIRST FLOOR LANDING

Fitted carpet, radiator, built-in over stairs storage cupboard, radiator, uPVC double glazed window to rear, smooth ceiling, doors to:

BEDROOM

9' 6" x 7' 1" (2.9m x 2.16m) Fitted carpet, radiator, uPVC double glazed window to rear, smooth ceiling.

DOUBLE BEDROOM

9' 6" x 8' 11" (2.9m x 2.72m) Fitted carpet, radiator, uPVC double glazed window to rear, smooth ceiling.

DOUBLE BEDROOM

11' x 8' 11" (Max. 3.35m x 2.72m) Fitted carpet, radiator uPVC double glazed window to front, built-in double wardrobe, smooth ceiling.

FAMILY BATHROOM

Three piece suite comprising low level W.C, wall mounted hand wash basin with mixer tap, panelled bath with mixer shower tap, tiled splash backs, vinyl flooring, heated towel rail, uPVC obscure double glazed window to front, smooth ceiling with recessed spotlighting and extractor fan.

DOUBLE BEDROOM

12' 1" x 11' 8" (3.68m x 3.56m) Fitted carpet, radiator, uPVC double glazed window to front, built-in double wardrobe, dado rail, smooth ceiling, door to:

EN SUITE

Three piece suite comprising low level W.C, wall mounted hand wash basin with mixer tap, shower cubicle with thermostatically controlled shower, tiled splash backs, wood effect flooring, heated towel rail, smooth ceiling with recessed spotlighting and extractor fan.

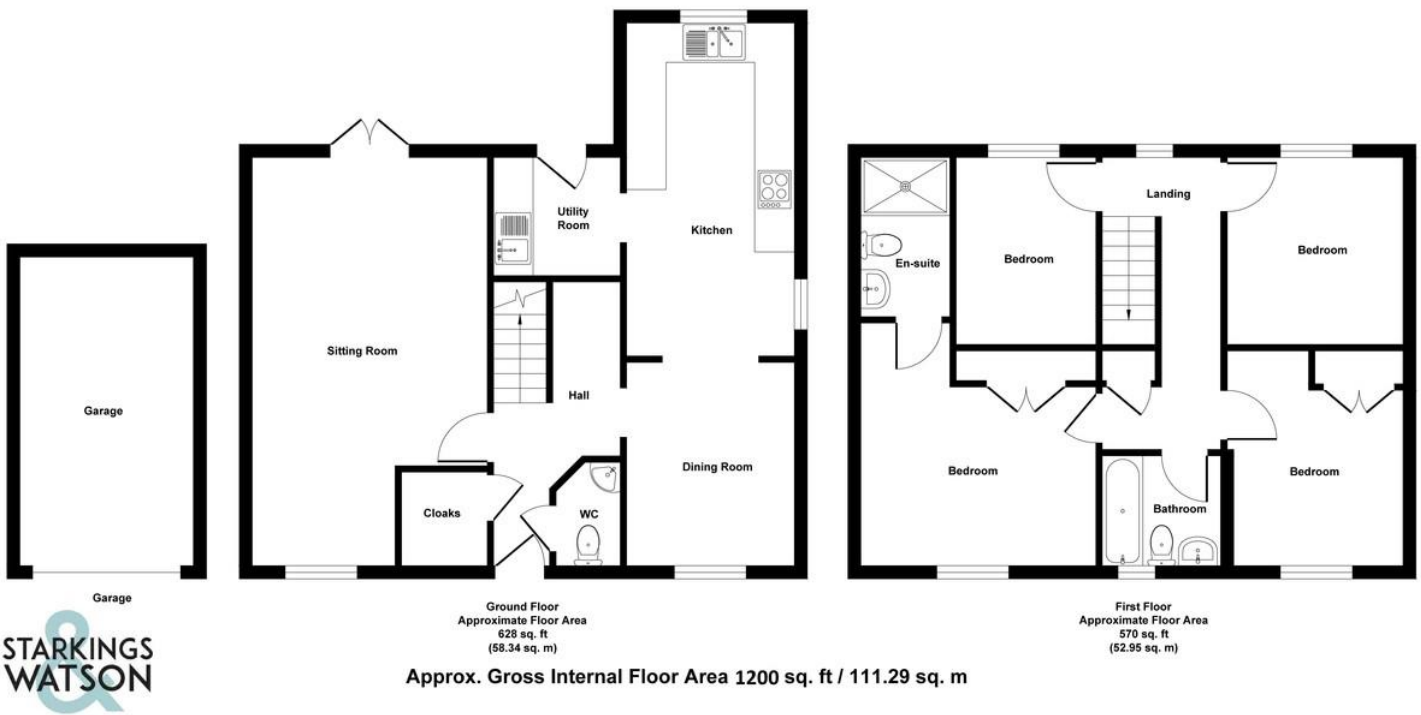
OUTSIDE REAR

Leaving the property via the sitting room French Doors, you step onto an area of decking with a gate leading to the lawned gardens. There is decked walkway providing access to the storage shed to one corner, with flowerbed borders around the gardens. An access gate leads to the garage and parking.

GARAGE

18' 10" x 9' 9" (5.74m x 2.97m) Up and over door to front, power and lighting.





Agents Note: 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