



East Hills Road, Costessey, Norwich

Guide Price £220,000 - £235,000 Freehold

Energy Efficiency Rating : 68

- ✓ Mid Terrace Family Home
- ✓ Updated & Modernised
- ✓ Tasteful Sitting Room
- ✓ Kitchen & Conservatory/Dining Room
- ✓ Three Ample Bedrooms
- ✓ Well Fitted Family Bathroom & WC
- ✓ Garden & Driveway Parking
- ✓ Detached Timber Built Studio

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

**STARKINGS
&
WATSON**



Set back and approached via a hard standing DRIVEWAY, this MID TERRACE OVER PASSAGE HOME has been lovingly UPDATED AND MODERNISED by the current owners creating an IMPRESSIVE FAMILY HOME IN 'MOVE IN' CONDITION. The accommodation comprises entrance porch leading into hallway with a TASTEFUL SITTING ROOM to the front and fitted kitchen to the rear. Off the kitchen there is a useful rear porch and downstairs cloakroom leading to the EXTENDED CONSERVATORY/DINING SPACE overlooking the garden. On the first floor there are THREE BEDROOMS all OFF LANDING with the MAIN BEDROOM accommodating a queen size bed. The third bedroom has been cleverly configured with the bed built into the bulk head over the stairs. There is also a WELL FITTED FAMILY BATHROOM. Externally there is a fully landscaped rear garden with a collection of outbuildings as well as a DETACHED TIMBER BUILT STUDIO and covered shared passage leading to the front driveway.

LOCATION

This property is situated in New Costessey which is within convenient distance to the University of East Anglia, train station, Riverside complex and the main shopping district in Norwich City Centre. A number of pubs, cafes, restaurants, cinema and bars can be found along with fantastic shopping outlets. Easy access to main road links can be found, in particular the A11 and A47.

DIRECTIONS

You may wish to use your Sat-Nav (NR5 0PE) but to help....Entering Costessey on Dereham Road from the Longwater Retail Park, follow until you reach the traffic lights at Roundwell Medical Centre, turn left and take the first right

hand turn onto East Hills Road, follow until the property can be found on the right hand side.

The property is approached from the roadside via a hard standing driveway providing off road parking for a number of vehicles.

uPVC obscure entrance door to:

ENTRANCE PORCH

Tiled flooring, built-in storage, smooth ceiling, door to:

ENTRANCE HALL

Fitted carpet, radiator, stairs to first floor landing, smooth coved ceiling, doors to:

SITTING ROOM

13' 4" x 12' 5" (4.06m x 3.78m) Fitted carpet, radiator, built-in storage cupboard, uPVC double glazed window to front, television and telephone points, smooth coved ceiling.

KITCHEN

13' x 8' 4" (3.96m x 2.54m) Fitted range of wall and base level units with complementary rolled edge work surfaces and inset stainless steel sink and drainer unit with mixer tap, tiled splash backs, space for freestanding electric cooker, space for dishwasher and washing machine, tiled flooring, radiator, built-in storage cupboard, uPVC double glazed window to rear, wall mounted gas fired central heating boiler, smooth coved ceiling, opening to:

REAR PORCH

Tiled flooring, space for freestanding fridge freezer, smooth coved ceiling with recessed spot lighting, doors to:

CLOAKROOM

Low level W.C, pedestal hand wash basin, tiled splash backs, radiator, tiled flooring, uPVC obscure double glazed window to rear, smooth covered ceiling with recessed spotlighting.

CONSERVATORY

14' x 7' 5" (4.27m x 2.26m) Of brick and uPVC construction with wood effect flooring, radiator, uPVC double glazed windows to rear x4, uPVC double glazed French doors to rear garden.

STAIRS TO FIRST FLOOR LANDING

Fitted carpet, smooth covered ceiling with recessed spotlighting and loft access hatch, doors to:

FAMILY BATHROOM

Three piece suite comprising low level W.C, pedestal hand wash basin, panelled jacuzzi bath with mixer tap and electric shower, tiled walls and flooring, heated towel rail, uPVC obscure double glazed window to rear, smooth ceiling with recessed spotlighting.

DOUBLE BEDROOM

14' 3" x 9' 1" (4.34m x 2.77m) Fitted carpet, radiator, uPVC double glazed window to rear, smooth covered ceiling with recessed spotlighting.

BEDROOM

10' 4" x 7' 5" (3.15m x 2.26m) Fitted carpet, radiator, uPVC double glazed window to front, built-in high level cabin bed with storage under, smooth covered ceiling with recessed spotlighting.

DOUBLE BEDROOM

10' 5" x 7' 10" (3.18m x 2.39m) Fitted carpet, radiator, uPVC double glazed window to front, range of built-in wardrobes, smooth covered ceiling with loft access hatch and recessed spotlighting.

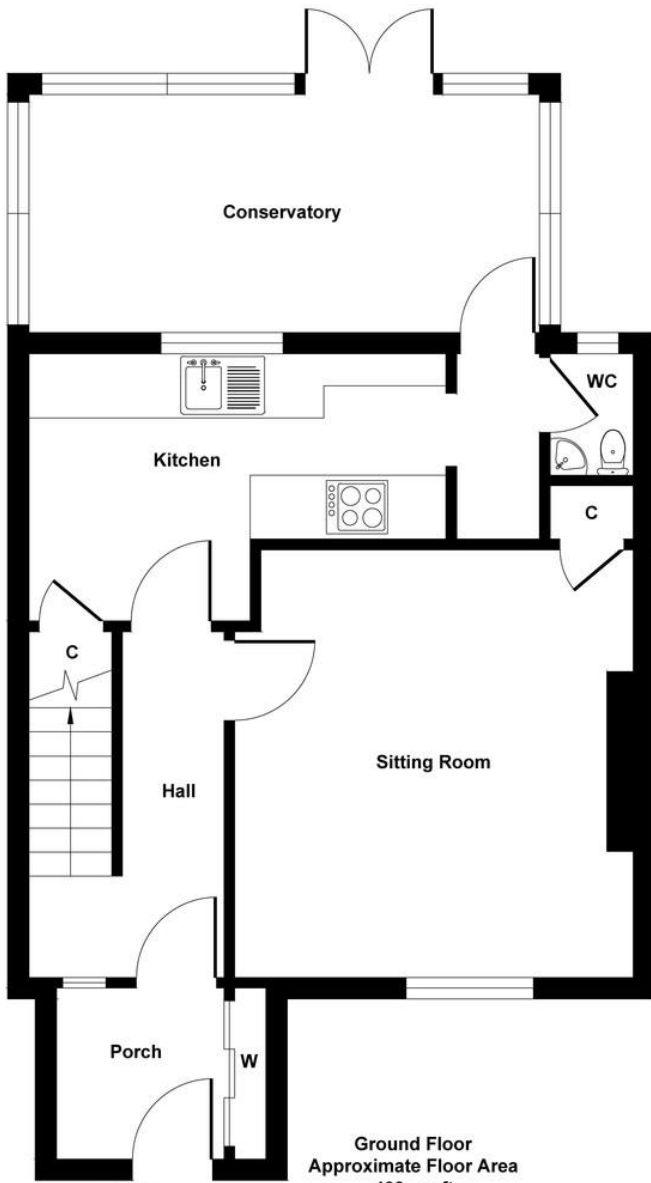
OUTSIDE REAR

Leaving via the French doors in the conservatory, a fully landscaped rear garden can be found, which has been paved and laid to artificial lawn. The garden features LED lighting to the paved area with a collection of various sheds and outbuildings with a large timber built studio and brick built store room. The garden is fully enclosed with timber fence panels and gated access leads to the side of the property and under the shared side passage, giving access to the front of the property.

STUDIO

19' x 9' (5.79m x 2.74m) Of timber construction with fitted carpet, windows to front and side x4, doors to front, power and lighting





Ground Floor
 Approximate Floor Area
 403 sq. ft
 (37.43 sq. m)



First Floor
 Approximate Floor Area
 403 sq. ft
 (37.43 sq. m)

Approx. Gross Internal Floor Area 806 sq. ft / 74.86 sq. m



Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and 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