

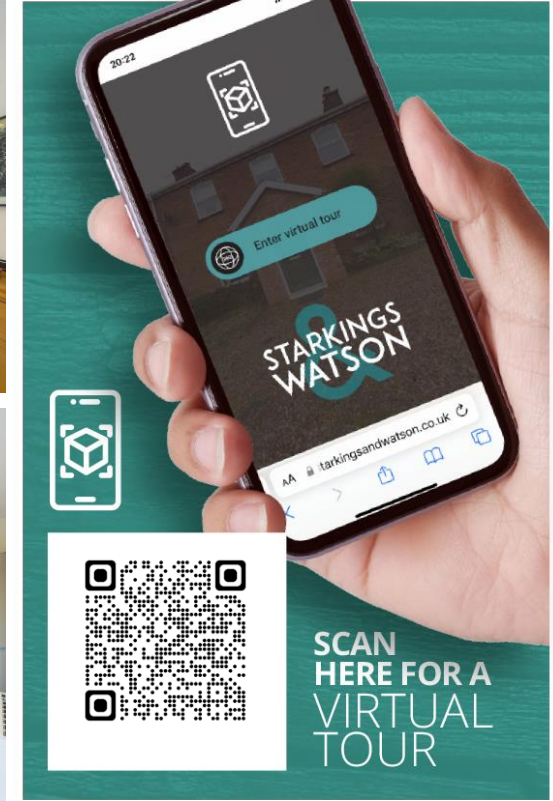
MAZE AVENUE

Queens Hill, Costessey NR8 5GD

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

- Vendor has Found!
- Semi-Detached Home
- Open Kitchen/Dining Room
- Sitting Room with French Doors
- Three Bedrooms
- Family Bathroom, En-Suite & Cloakroom
- Landscaped Gardens & External Home Office
- Off Road Parking with Carport

Occupying a CORNER PLOT within the POPULAR QUEENS HILL DEVELOPMENT, boasting SPACIOUS LIVING ACCOMMODATION and PRIVATE GARDENS, you will find a PURPOSE BUILT HOME OFFICE or an ideal extension to the outdoor living! Once inside you will find a SPACIOUS ENTRANCE HALL which leads to the 15' DUAL ASPECT KITCHEN/DINING ROOM with SEPARATE UTILITY ROOM, 15' SITTING ROOM with FEATURE FIREPLACE and with FRENCH DOORS leading onto GARDEN. Upstairs comprises three spacious bedrooms - with the larger offering FITTED WARDROBES and EN SUITE SHOWER ROOM, along with the FAMILY BATHROOM and airing cupboard off the landing. OUTSIDE the LOW MAINTENANCE WALLED GARDEN offers easy to maintain borders and a lawned area. Parking is provided off road with a car port.

LOCATION

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.

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, proceed to follow the road, until

you see the turning for Maze Avenue on your right hand side, proceed down the road, where the property can be found on the right hand side as advertised by our 'For Sale' sign.

The property is approached via a brick weave pathway with low box hedging.

uPVC obscure double glazed entrance door to:

ENTRANCE HALL

Wood effect flooring, radiator, thermostat heating control, stairs to first floor landing, smooth ceiling, doors to:

SITTING ROOM

15' 6" x 9' 10" (4.72m x 3m) Feature fire place, wood effect flooring, radiator, uPVC double glazed window to front, uPVC double glazed door to side, television and telephone points, smooth ceiling.

CLOAKROOM

Two piece suite comprising low level W.C, pedestal hand wash basin and mixer tap over, tiled splash backs, extractor fan, wood effect flooring, radiator, smooth ceiling.

KITCHEN/DINING ROOM

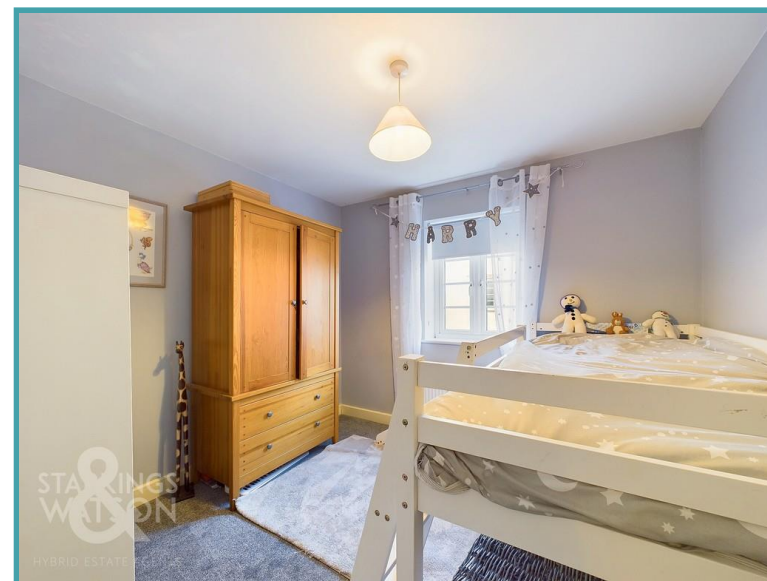
15' 6" x 9' 8" (4.72m x 2.95m) Fitted range of wall and base level units with complementary rolled edge work surfaces and inset one and a half bowl stainless steel sink and drainer unit with mixer tap, tiled splash backs, inset gas hob, built-in electric double oven and extractor fan over, space for fridge/freezer, space for dishwasher, space for dining table, wood effect and vinyl flooring, radiator, uPVC double glazed window to front, uPVC double glazed window to side x2, electric fuse box, cupboard housing wall mounted gas fired central heating boiler, smooth ceiling with recessed spotlights, door to:

UTILITY ROOM

6' 11" x 5' 2" (Some Restricted Height) (2.11m x 1.57m) Space for washing machine, space for tumble dryer, vinyl flooring, built-in double storage cupboard, smooth ceiling with recessed spotlights.

STAIRS TO FIRST FLOOR LANDING

Fitted carpet, radiator, built-in airing cupboard, smooth ceiling with loft access hatch with pull down ladder, doors to:



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



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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DOUBLE BEDROOM

12' 4" x 11' 1" Max (3.76m x 3.38m) Fitted carpet, radiator, uPVC double glazed window to front, built-in double wardrobe, smooth ceiling, door to:

EN SUITE

Three piece suite comprising low level W.C, pedestal hand wash basin and mixer tap over, shower cubicle with thermostatically controlled shower and glazed shower screen, tiled walls, shaver point, wall mounted vanity mirror, extractor fan, tiled flooring, radiator, uPVC obscure double glazed window to front, smooth ceiling with recessed spotlights.

BEDROOM

7' 4" x 6' 10" (2.24m x 2.08m) Fitted carpet, radiator, uPVC double glazed window to side, smooth ceiling.

FAMILY BATHROOM

Three piece suite comprising low level W.C, pedestal hand wash basin and mixer tap over, panelled bath with mixer shower tap, tiled walls, shaver point, wall mounted vanity mirror, tiled flooring, radiator, uPVC obscure double glazed window to side, smooth ceiling with recessed spotlights with extractor fan.

DOUBLE BEDROOM

9' 10" x 9' 1" (3m x 2.77m) Fitted carpet, radiator, uPVC double glazed window to front, smooth ceiling.

OUTSIDE

Leading from the sitting room you will find a well maintained walled garden with patio and lawned areas making it ideal for entertaining and alfresco dining. The garden is fully enclosed with timber panelled fencing, with a bark chipped border to one side offering a low maintenance space for the various plants and shrubs that can be found there.

HOME OFFICE

To the bottom of the garden you will find a purpose built timber home office with power and lighting,

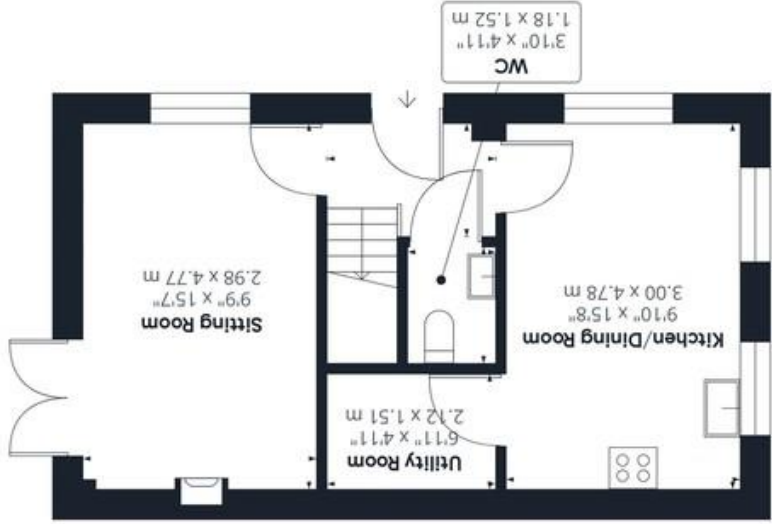
PARKING

Off road parking with a car port is provided.

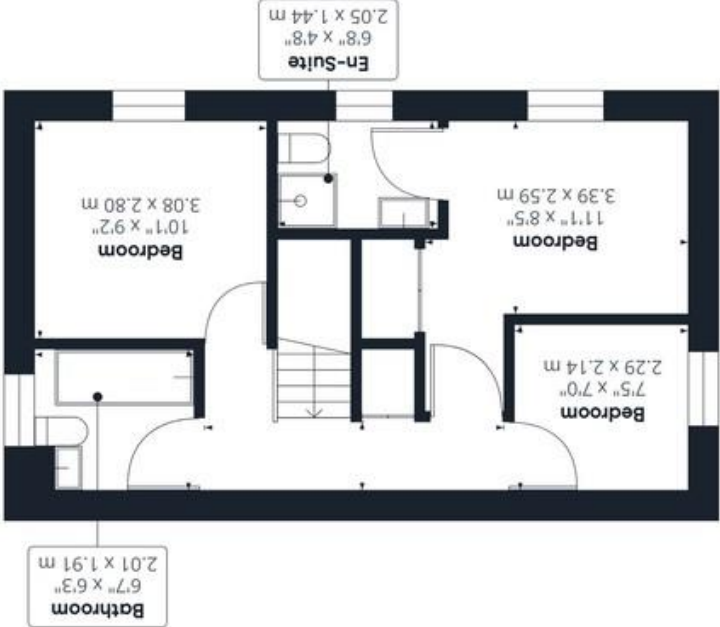
Ground Floor Building 2



Ground Floor Building 1



Floor 1 Building 1



GIRAFFE 360
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™
921.49 ft²
85.61 m²

