

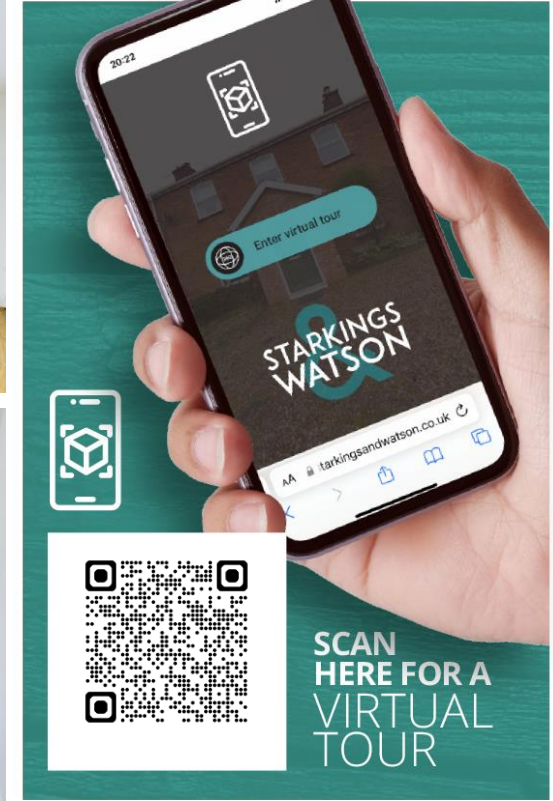
DUNNOCK DRIVE

# Queens Hill, Costessey NR8 5FF

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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[starkingsandwatson.co.uk](http://starkingsandwatson.co.uk)



- No Chain!
- Detached Townhouse
- Just Under 1500 Sq ft. (stms)
- Open Plan Kitchen/Family Room
- Bathroom, Two En Suite & Cloakroom
- Four Bedrooms & Home Office
- Garage Adjacent to Gardens
- Parking for Multiple Vehicles

#### IN SUMMARY

NO CHAIN! With SUBSTANTIAL ACCOMMODATION spread over three floors measuring almost 1500 Sq. ft (stms), is this DETACHED TOWNHOUSE. Boasting OPEN PLAN LIVING, low maintenance gardens and a fantastic KITCHEN/FAMILY ROOM which is L-SHAPE - this space offers ample footprint for SOFT FURNISHINGS to one side of the FITTED KITCHEN and a room for a BREAKFAST or DINING TABLE to the other. Stepping into the INNER HALL, access is provided to the HOME OFFICE/DINING ROOM, with FRENCH DOORS to the garden, cloakroom and the STAIRS to the top two floors. The middle floor offers TWO DOUBLE BEDROOMS and a SITTING ROOM with JULIET BALCONY, all serviced by the FAMILY BATHROOM with a three piece suite. The top floor has TWO DOUBLE BEDROOMS with TWO EN-SUITE SHOWER ROOMS. Parking is provided adjacent to the property and leads to the SINGLE GARAGE.

#### SETTING THE SCENE

The property is approached via a pathway with slight incline that leads to the front door. There is a low level hedge and shingle running across the frontage.

#### THE GRAND TOUR

Entrance door to:

#### SITTING ROOM

Wood effect flooring, radiator, uPVC double glazed window to front, television and telephone points, thermostat heating control, smooth ceiling, door to inner hall, opening to:

#### KITCHEN

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, inset gas hob, built-in electric double oven, space for fridge/freezer, dishwasher and washing machine, wood effect flooring, uPVC double glazed window to front, smooth ceiling, opening to:

#### BREAKFAST AREA

Wood effect flooring, radiator, uPVC double glazed window to rear, smooth ceiling.

#### INNER HALL

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

#### CLOAKROOM

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

#### DINING ROOM/STUDY

Wood effect flooring, radiator, uPVC double glazed French doors to rear, smooth ceiling.

#### STAIRS TO FIRST FLOOR LANDING

Fitted carpet, radiator, uPVC double glazed window to rear, stairs to second floor landing, smooth ceiling, doors to:

#### FAMILY BATHROOM

Three piece suite comprising low level W.C, pedestal hand wash basin and mixer tap over, panelled bath with mixer tap, tiled splash backs, tiled flooring, radiator, uPVC obscure double glazed window to rear, extractor fan, smooth ceiling.

#### DOUBLE BEDROOM

Fitted carpet, radiator, uPVC double glazed window to front, smooth ceiling.

#### SITTING ROOM

1 Wood effect flooring, radiator x2, uPVC double glazed window to front, uPVC double glazed French doors to front, television and telephone points, smooth ceiling.

#### DOUBLE BEDROOM

Fitted carpet, radiator, built in triple wardrobe, uPVC double glazed window to rear, smooth ceiling.



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Costessey Office on **01603 336446**



#### STAIRS TO SECOND FLOOR LANDING

Fitted carpet, radiator, uPVC double glazed window to rear, smooth ceiling, doors to:

#### DOUBLE BEDROOM

Fitted carpet, radiator, uPVC double glazed window to front, smooth ceiling with loft access hatch, door to:

#### EN SUITE

Three piece suite comprising low level W.C, pedestal hand wash basin, shower cubicle with thermostatically controlled shower, tiled splash backs, tiled flooring, radiator, velux window to rear, smooth ceiling with extractor fan.

#### DOUBLE BEDROOM

Fitted carpet, radiator, uPVC double glazed window to front, uPVC double glazed window to side, television and telephone points, smooth ceiling, door to:

#### EN SUITE

Three piece suite comprising low level W.C, pedestal hand wash basin, shower cubicle with thermostatically controlled shower, tiled splash backs, tiled flooring, radiator, velux window to rear, smooth ceiling with extractor fan.

#### THE GREAT OUTDOORS

Stepping into the rear garden which has been lovingly landscaped and planted by the current vendor with trees, shrubbery and an artificial central lawn. At the boundary there is a combination of brick walled and timber fencing with areas of decking and patio for entertaining. A timber gate leads to the parking and garage with up and over door to front, power and lighting.

#### OUT & ABOUT

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.

#### FIND US

Postcode : NR8 5FF

What3Words : ///corporate.curvy.outsmart

#### 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 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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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.

[ ] Reduced headroom (below 1.5m/4.92ft)

(1) Excluding balconies and terraces

Approximate total area<sup>m</sup>  
1410.72 ft<sup>2</sup>  
131.06 m<sup>2</sup>  
Reduced headroom  
10.44 ft<sup>2</sup>  
0.97 m<sup>2</sup>

