



Woodpecker Way, Costessey, Norwich

£850 pcm - Tenancy Info

Energy Efficiency Rating : C

- ✓ Ground Floor Apartment
- ✓ Modern Interior
- ✓ Allocated Parking
- ✓ Open Plan Living
- ✓ Kitchen with Integrated Appliances
- ✓ Two Bedrooms
- ✓ Family Bathroom & En Suite
- ✓ Range of Built-In Storage

To arrange an accompanied viewing please call our Centralised Hub on 01603 336116





This IMMACULATE GROUND FLOOR APARTMENT occupies a popular location with ALLOCATED PARKING, and an interior which is READY to MOVE IN. The property offers a WELCOMING HALL ENTRANCE with STORAGE, DUAL ASPECT and OPEN PLAN sitting room with DINING SPACE and a FITTED KITCHEN which includes a RANGE of INTEGRATED APPLIANCES, TWO BEDROOMS - including the guest bedroom with JULIET STYLE BALCONY, and the MAIN BEDROOM with an EN SUITE and BUILT-IN WARDROBE, along with the FAMILY BATHROOM with ATTRACTIVE TILING and a SHOWER over the bath. The property is finished with uPVC double glazing and gas fired CENTRAL HEATING.

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 5FN), 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 right onto Poethlyn Drive. Follow the road to the right, turning right onto Woodpecker Way and the property can be found on the left hand side.

Occupying a prominent corner position, access can be found to the rear, with allocated parking, and a communal entrance with secure intercom entry system.

Entrance door to:

ENTRANCE HALL

Wood effect flooring, radiator, thermostat heating control, electric fuse box, built-in storage cupboard, built-in airing cupboard, smooth ceiling, doors to:

DOUBLE BEDROOM

10' 8" x 8' 6" (3.25m x 2.59m) Fitted carpet, radiator, uPVC double glazed window to rear, television point, 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, tiled splash backs, shaver point, tiled flooring, heated towel rail, smooth ceiling with extractor fan.

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 splash backs, shaver point, wall mounted vanity mirror, tiled flooring, radiator, uPVC obscure double glazed window to front, smooth ceiling with extractor fan.

BEDROOM

10' 8" x 9' 11" Max (3.25m x 3.02m) Fitted carpet, radiator, uPVC double glazed French doors to rear, telephone point, smooth ceiling.

SITTING/DINING ROOM

22' 8" x 11' 11" Max (6.91m x 3.63m) Fitted carpet, radiator x2, uPVC double glazed window to front, uPVC double glazed window to rear, television and telephone points, smooth ceiling, opening to:

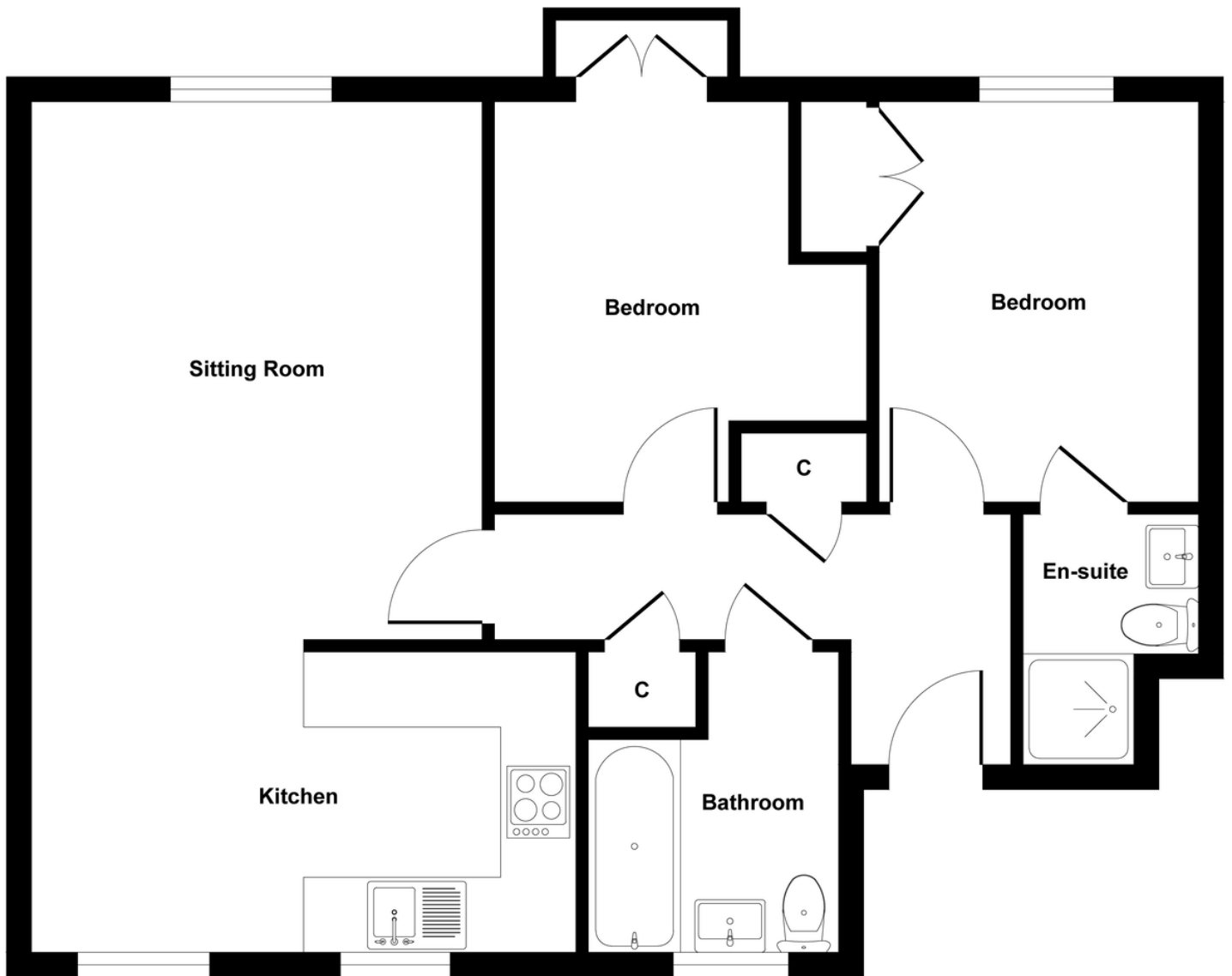
KITCHEN

8' x 7' (2.44m x 2.13m) Fitted range of wall and base level units with complementary rolled edge work surfaces and inset one and a half bowl sink and drainer unit with mixer tap, matching up-stands, inset gas hob, built-in electric oven with stainless steel splash back and extractor fan over, integrated fridge/freezer, space for washing machine, tiled flooring, uPVC double glazed window to front, cupboard housing wall mounted gas fired central heating boiler, smooth ceiling.

ALLOCATED PARKING

Provided for one vehicle within the numbered bay.





Floor Plan
Approximate Floor Area
651 sq. ft
(60.47 sq. m)
Approx. Gross Internal Floor Area 651 sq. ft / 60.47 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 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