



## Cecil Sparkes Walk, Costessey, Norwich

£1,250 pcm - Tenancy Info

Energy Efficiency Rating : C

- ✓ Semi-Detached Home
- ✓ Sought After Location
- ✓ Three Double Bedrooms
- ✓ Open Plan Kitchen/Breakfast Room
- ✓ En Suite & Family Bathroom
- ✓ Close to Longwater Retail Park
- ✓ Enclosed Rear Garden
- ✓ Allocated Parking & Garage

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





Set on the popular QUEENS HILL development, this MODERN FAMILY HOME offers GREAT SPACE inside and out, along with ALLOCATED PARKING and a SINGLE GARAGE. Once inside you will find a BRIGHT and SPACIOUS ENTRANCE HALL with plenty of space for COATS and SHOES, from here you will find a 15' SITTING ROOM with FRENCH DOORS onto the garden, CLOAKROOM and 15' KITCHEN/BREAKFAST ROOM with doors leading to the rear garden. Upstairs comprise THREE DOUBLE BEDROOMS - one with an EN SUITE, and the FAMILY BATHROOM. Outside offers a patio area perfect for entertaining, raised beds and lawned area all enclosed with timber fence panels, along with gated access to the ALLOCATED PARKING and SINGLE 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 5GL), 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. Take a left turn onto Peter Pulling Drive where the property can be found on the left-hand side.

The property is approached via a public footpath from Peter Pulling Drive. with mature low level hedging and a lawned front garden.

uPVC obscure double glazed entrance door to:

#### ENTRANCE HALL

Wood effect flooring, radiator, uPVC double glazed window to front x2, telephone point, thermostat heating control, stairs to first floor landing, built-in storage cupboard, smooth ceiling, doors to:

#### SITTING ROOM

15' 6" x 9' 5" Max (4.72m x 2.87m) Wood effect flooring, radiator, uPVC double glazed window to front, uPVC double glazed door to rear, media control panel, smooth ceiling.

#### CLOAKROOM

Two piece suite comprising low level W.C, pedestal hand wash basin, tiled splash backs, extractor fan, tiled flooring, radiator, uPVC obscure double glazed window to rear, smooth ceiling.

#### **KITCHEN/DINING ROOM**

15' 5" x 10' 8" Max (4.7m x 3.25m) 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, matching up-stands, inset gas hob, built-in electric oven with stainless steel splash back and extractor fan over, integrated full height freezer, integrated dishwasher, integrated washing machine, wood effect flooring, radiator, uPVC double glazed window to front, uPVC double glazed French doors to rear, television point, smooth ceiling.

#### **STAIRS TO FIRST FLOOR LANDING**

Fitted carpet, radiator, uPVC double glazed window to front, built-in double airing cupboard, smooth ceiling with loft access hatch, doors to:

#### **DOUBLE BEDROOM**

11' 11" x 9' 9" Max (3.63m x 2.97m) Fitted carpet, radiator, uPVC double glazed window to front, television point, smooth ceiling, door to:

#### **EN SUITE**

Three piece suite comprising low level W.C, pedestal hand wash basin, shower cubicle with electric shower and glazed shower screen, tiled walls, extractor fan, tiled flooring, radiator, uPVC obscure double glazed window to rear, smooth ceiling with recessed spotlights.

#### **FAMILY BATHROOM**

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

#### **DOUBLE BEDROOM**

12' 1" x 6' 10" Max (3.68m x 2.08m) Fitted carpet, radiator, uPVC double glazed window to rear, smooth ceiling.

#### **DOUBLE BEDROOM**

17' 9" x 8' 9" Max (5.41m x 2.67m) Fitted carpet, radiator, uPVC double glazed window to front, smooth ceiling.

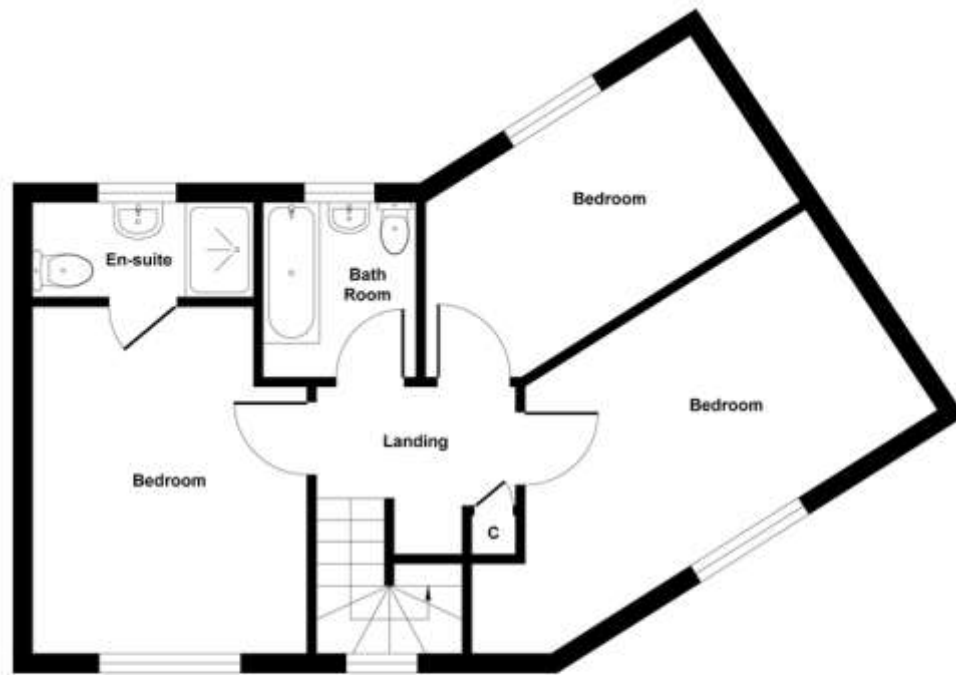
#### **OUTSIDE**

The rear garden offers a patio area perfect for entertaining, with raised beds and a central lawned area - all enclosed with timber fence panels, along with gated access to the parking and garage.

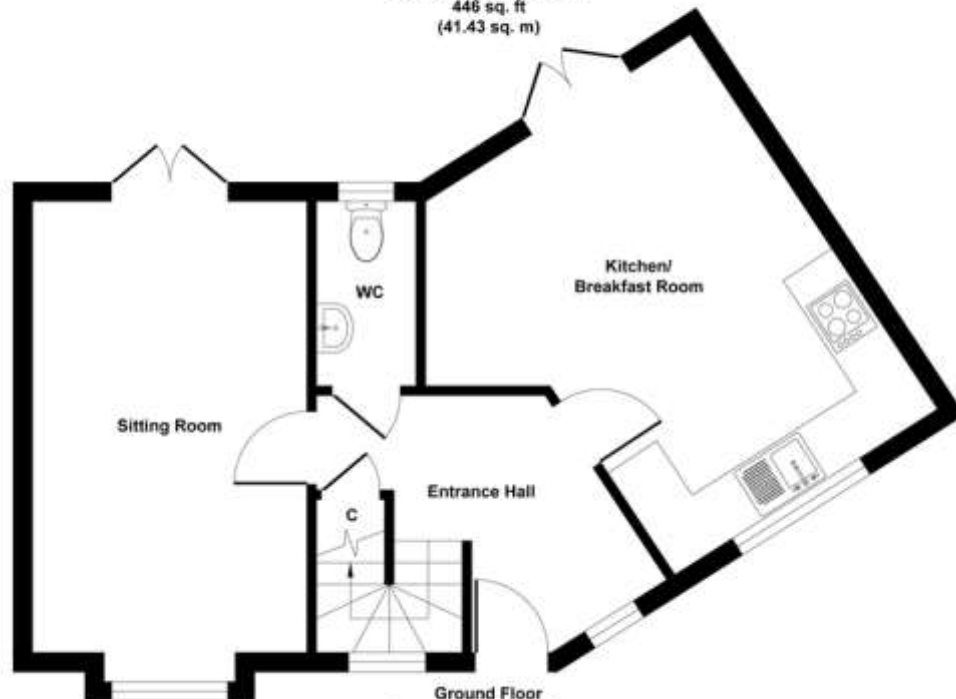
#### **GARAGE**

Up and over door to front.





First Floor  
Approximate Floor Area  
446 sq. ft  
(41.43 sq. m)



Ground Floor  
Approximate Floor Area  
451 sq. ft  
(41.89 sq. m)



Approx. Gross Internal Floor Area 897 sq. ft / 83.33 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 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.