

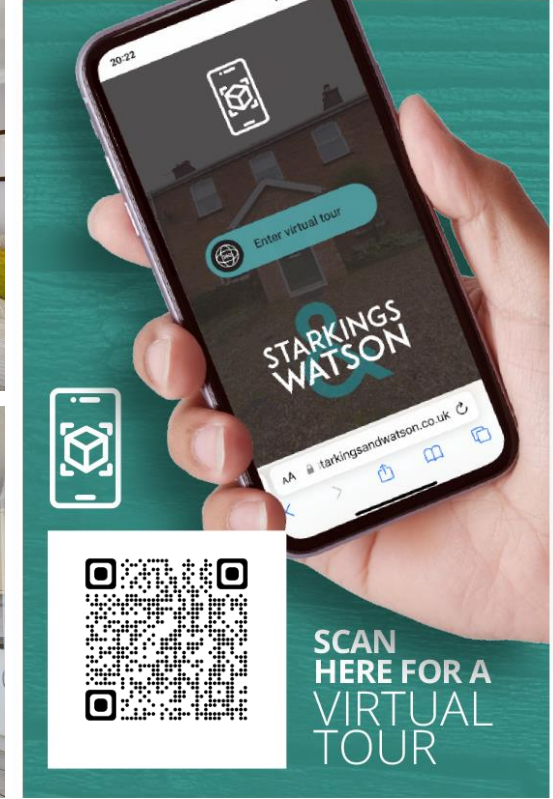
WINSFORD WAY

Costessey, Norwich NR5 0DH

Freehold | Energy Efficiency Rating : C

To arrange an accompanied viewing please pop in or call us on 01603 336446

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- Mid-Terrace Home
- 18' Sitting/Dining Room
- Conservatory
- Modern Fitted Kitchen
- Three Bedrooms
- Woodland Views
- Private Gardens
- Garage & Driveway

This WARM and INVITING HOME BACKS ONTO WOODLAND, with PRIVATE REAR GARDENS and PARKING with a GARAGE to front. This deceptively SPACIOUS mid-terrace home is presented in EXCELLENT CONDITION, finished with gas fired CENTRAL HEATING and uPVC DOUBLE GLAZING. Stepping inside you will find an 18' SITTING/DINING ROOM, modern fitted kitchen, CONSERVATORY with garden views and family bathroom to the ground floor. The first floor offers THREE BEDROOMS all off the landing, including the main bedroom with attractive views to the rear. The property is situated CLOSE to AMENITIES, a local play area and MARRIOTT'S WAY for picturesque walks.

LOCATION

Nearby you will find a variety of local amenities including shops, hardware store, post office etc. Local schooling is located close by up to Secondary level, whilst a wealth of public transport leads to Norwich and the nearby Retail Parks. To the rear of the property, access leads to the local play area and Marriott' Way for walks and cycling. A variety of bus routes lead to Norwich City Centre, with Longwater Retail Park located only a short drive with a park and ride bus service into Norwich.

DIRECTIONS

You may wish to use your Sat-Nav (NR5 0DH) but to help you...On leaving Norwich via the Dereham Road, proceed

straight over the junction with Larkman Lane, take the right hand lane and turn right by the petrol station into Norwich Road in Costessey. Turn right into Oval Road, and straight over the roundabout, turning right into Olive Road. Follow the road around which becomes Woodhill Rise, turning left into Winsford Way. The property can be found on the right hand side, indicated by our For Sale board.

The property is set back from the road with off road parking to front, and access to the adjacent garage. Steps lead to a raised terrace which offers seating, and access to the main property.

uPVC obscure double glazed entrance door to:

KITCHEN

12' 5" x 8' 7" (3.78m x 2.62m) Modern fitted range of wall and base level units with complimentary rolled edge work surfaces, and inset one and a half bowl stainless steel sink and drainer unit with mixer tap, tiled splash backs, space for electric cooker with stainless steel splash back and extractor fan, tiled flooring, space for fridge freezer, washing machine and dishwasher, wall mounted gas fired central heating boiler, USB charging socket, uPVC double glazed window to front, radiator, coved ceiling, door to:

INNER HALL

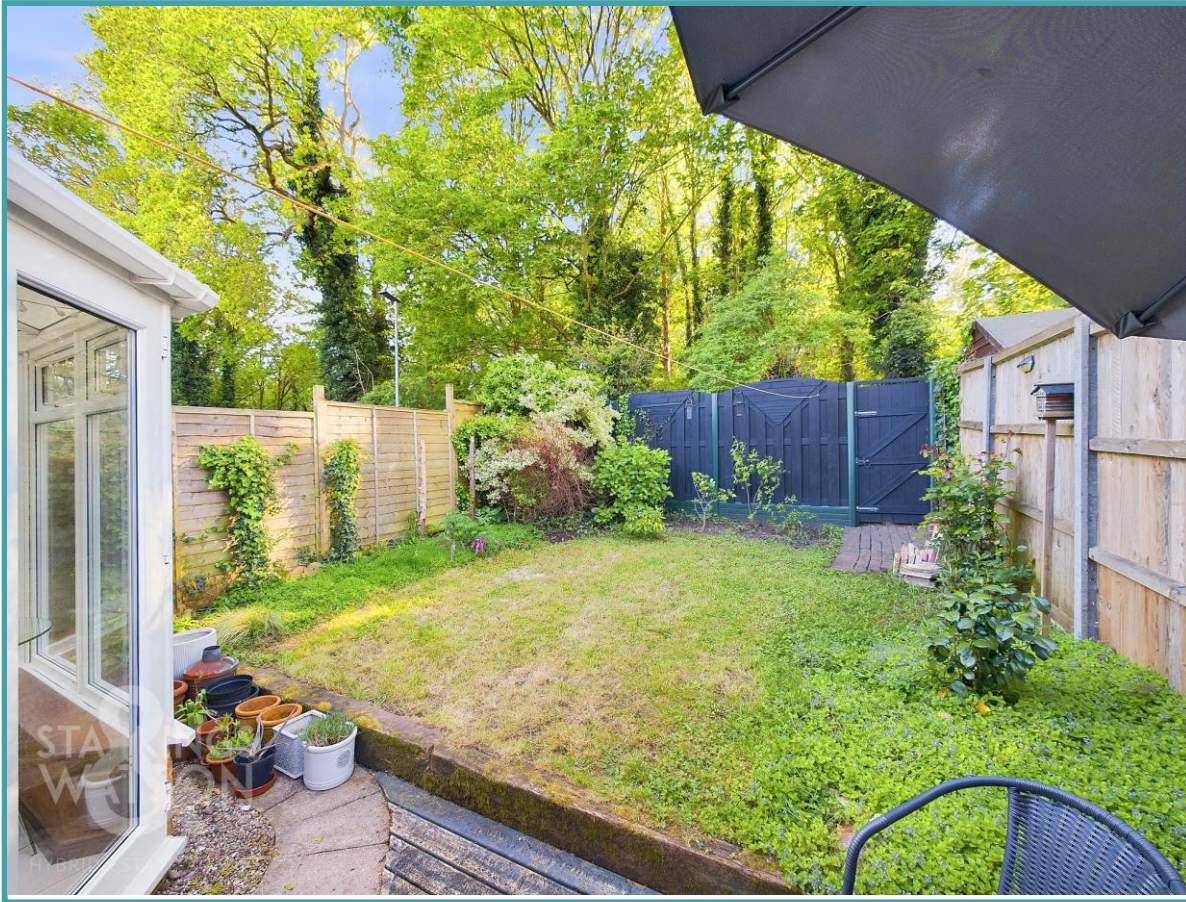
Wood effect flooring, radiator, cloaks storage space, stairs to first floor landing, heating timer controls, coved ceiling, doors to:

FAMILY BATHROOM

Modern white three piece suite comprising low level W.C, pedestal hand wash basin with mixer tap, shaped panelled bath with mixer tap, thermostatically controlled shower and glazed shower screen, tiled walls, wood effect flooring, heated towel rail, uPVC obscure double glazed window to front, extractor fan, coved ceiling.



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SITTING ROOM

18' 11" x 11' 2" Max (5.77m x 3.4m) Wood effect flooring, radiator x2, television point, wall lighting, uPVC double glazed French doors to rear, coved ceiling, uPVC double glazed French doors to:

CONSERVATORY

11' 10" x 11' Max (3.61m x 3.35m) Of brick and uPVC construction with uPVC double glazed windows to side and rear, uPVC double glazed French doors to rear, wall lighting, tiled flooring, vaulted ceiling with ceiling fan.

STAIRS TO FIRST FLOOR LANDING

Fitted carpet, uPVC double glazed window to rear, built-in airing cupboard with radiator and storage shelving, coved ceiling, doors to:

BEDROOM

8' 4" x 8' 3" (2.54m x 2.51m) Fitted carpet, radiator, telephone point, uPVC double glazed window to front, coved ceiling.

DOUBLE BEDROOM

10' 4" x 8' 9" Max (3.15m x 2.67m) Fitted carpet, radiator, uPVC double glazed window to front, built-in double wardrobe x2, coved ceiling.

DOUBLE BEDROOM

12' 5" x 11' 1" Max (3.78m x 3.38m) Fitted carpet, radiator, uPVC double glazed window to rear, wall lighting, coved ceiling with loft access hatch.

OUTSIDE

Leading from the conservatory an enclosed lawned garden with mature planting can be found. Backing onto woodland, gated access to the rear, with a pathway leading from the property. A patio and decked seating area offers an ideal entertaining space.

GARAGE

16' 6" x 8' 2" (5.03m x 2.49m) Up and over door to front, uPVC double glazed window to side and rear, door to side, power and lighting.

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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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

Reduced headroom (below 1.5m/4.9ft)

Approximate total area⁽¹⁾

850.15 ft²
78.98 m²

Reduced headroom

7.55 ft²
0.70 m²

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