

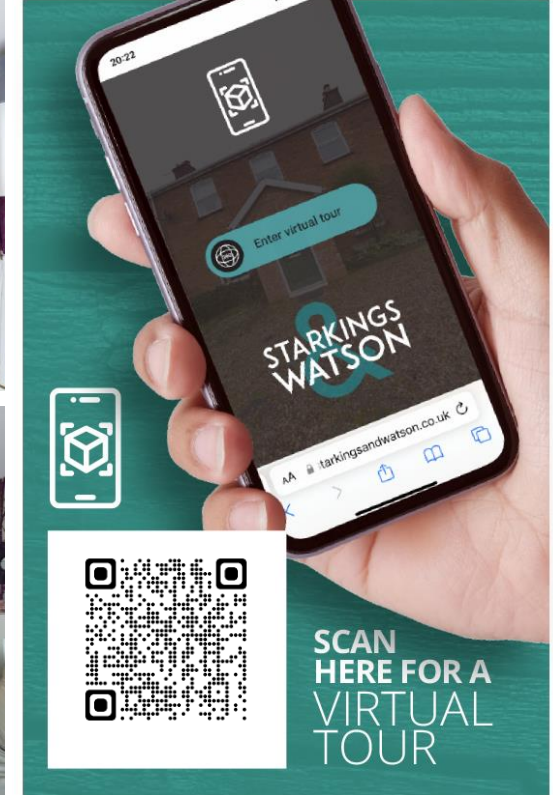
WAXWING WAY

Queens Hill, Costessey NR8 5GA

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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- Detached Family Home
- Positioned Opposite Green Space
- L-Shape Accommodation
- Open Plan Kitchen/Dining Room
- Bathroom, En Suite & W.C
- Five Bedrooms Over Two Floors
- Parking & Gardens
- Detached Double Garage

IN SUMMARY

VENDOR HAS FOUND! This DETACHED FAMILY HOME with L-SHAPE ACCOMMODATION is positioned opposite OPEN GREEN SPACE with a DOUBLE GARAGE and ample parking. With LOW MAINTENANCE floor coverings inside, the accommodation features FIVE BEDROOMS spread over two floors - all of which will house a DOUBLE BED. The ground floor has a SITTING ROOM and KITCHEN/DINING ROOM both of which enjoy views over the garden through FRENCH DOORS, with a W.C to complete the property, which could be converted to a SHOWER ROOM if needed for the GROUND FLOOR BEDROOM. Upstairs the only room not accessed off the landing is an EN SUITE which adjoins the MAIN BEDROOM where you also find BUILT IN WARDROBES. The other THREE BEDROOMS have a wonderful view of the green space, all served by a FAMILY BATHROOM.

SETTING THE SCENE

Approached via a hard standing pathway which leads to the front door, there is an adjacent driveway with

parking for multiple vehicles and access to the double garage.

THE GRAND TOUR

Once over the threshold, there is no need to immediately remove shoes when stepping in as the easy clean and low maintenance tiled flooring runs throughout most of the ground floor. However, if removing of shoes is required then ample space is provided to store them, with the stairs leading to the first floor including an under stair storage cupboard. A change of texture can be felt underfoot when entering the sitting room which is carpeted, this room is one of the lightest spaces within the home due to the mirrored wall, windows bringing in light to front and French doors to the rear. Opposite the sitting room double doors, the W.C can be found with adjacent double bedroom and finally the kitchen with a fitted range of wall and base level units, rolled edge work surfaces and integrated cooking appliances. Heading upstairs, all bedrooms lead from the landing, as does the family bathroom which has a modern four piece suite, tiled walls and inset mirror. In the main bedroom there is a generous built-in wardrobe with space for vanity unit and an adjacent en suite shower room with fully tiled walls and an inset mirror.

THE GREAT OUTDOORS

A patio area extends from the main property leading to an artificial lawned garden which enjoys plum slated borders with ample space for potted plants or activities.



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OUT & ABOUT

The development of Queens Hills is located on the fringes of Costessey. Queens Hills Country Park (spanning 90 acres) is rich in wildlife and is in walking distance to this property. At the park you will find routes for dog walkers, 'the lagoon' an area of woodland with a lake meaning nature lovers to be at one with nature. 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 5GA

What3Words : ///servicing.captive.wizard

VIRTUAL TOUR

View our virtual tour for a full 360 degree of the interior of the property.

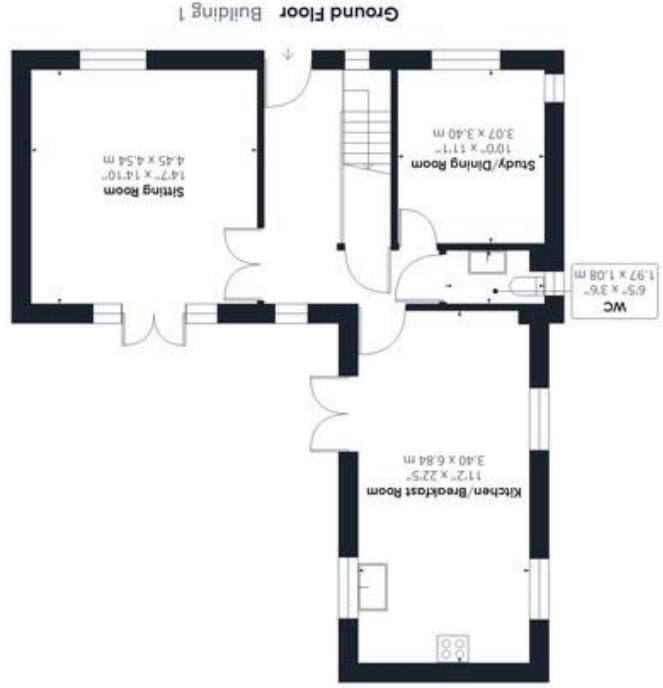
Disclaimer: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.

Price:



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Approximate total area⁽¹⁾
1447.80 ft²
134.50 m²

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

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