

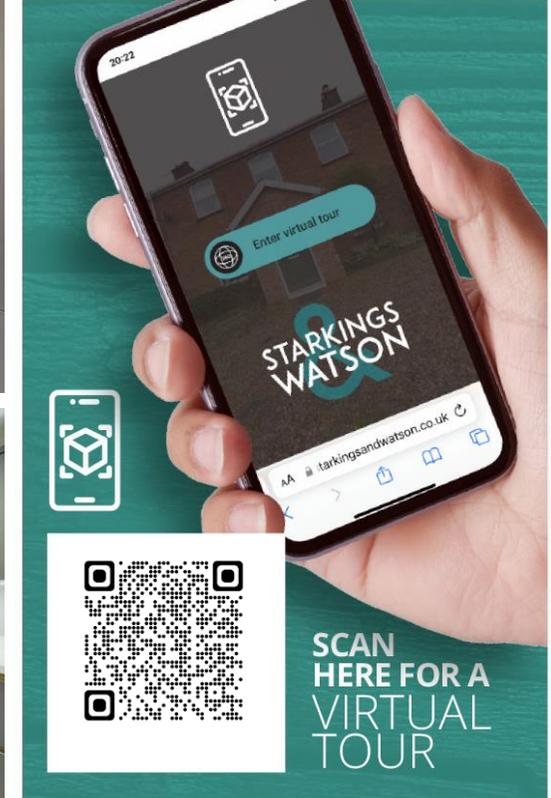
STOCKWELL ROAD

Queens Hill, Norwich NR8 5EQ

Freehold | Energy Efficiency Rating : TBC

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

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STARKINGS & WATSON

- No Chain
- Mid-Terrace Townhouse
- Recently Updated & Modernised
- Re-fitted 19' Kitchen/Breakfast Room
- 19' Sitting Room with Playing Field Views
- Separate Utility Room & Cloakroom
- Four Bedrooms
- Newly Landscaped Gardens

IN SUMMARY

NO CHAIN. This 1360 Sq. ft (stms) mid-terrace TOWN HOUSE has been UPDATED and MODERNISED to include a NEW KITCHEN, refreshed interior and UPGRADED ELECTRICS including NEW SPOTLIGHTS. Overlooking the PRIMARY SCHOOL, the property offers HIGHLY FLEXIBLE ACCOMMODATION with newly LANDSCAPED GARDENS to the rear. Off road PARKING can be found within the car port for two vehicles. Internally, the HALL ENTRANCE leads to the 19' KITCHEN/BREAKFAST ROOM with integrated appliances, utility room and cloakroom. The first floor offers the 19' SITTING ROOM with OPEN VIEWS over the adjacent playing field, with a LARGE DOUBLE BEDROOM with EN SUITE and WALK-IN WARDROBE. The top floor offers THREE FURTHER BEDROOMS, one with an EN SUITE and WALK-IN WARDROBE, and the family bathroom.

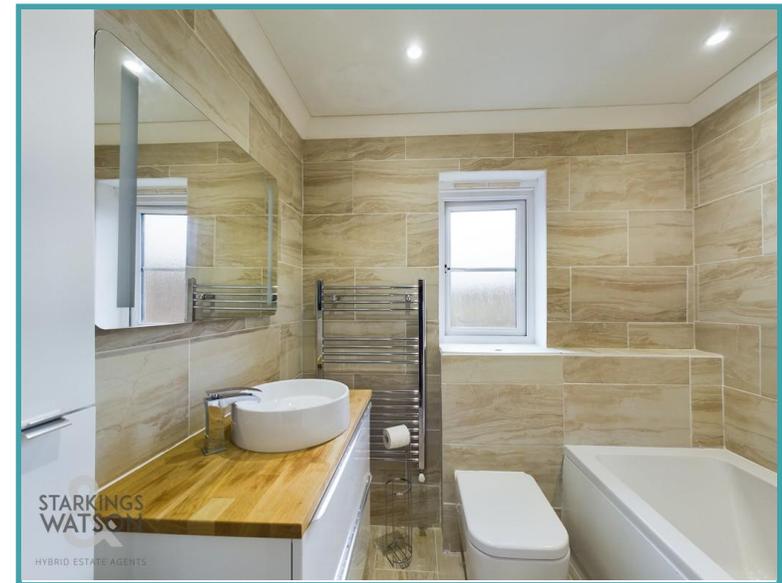
SETTING THE SCENE

Tucked down a quiet block paved road, overlooking the primary school playing field, a gated car port provides tandem parking with power and lighting in

place. A gated access leads to the rear garden.

THE GRAND TOUR

Heading inside, a light and bright hall entrance with wood effect flooring greets you. Stairs lead to the first floor, with storage under. Doors lead to the 19' kitchen/breakfast room which is finished in a contemporary style, with wood effect flooring and ample space for a table and chairs. An almost industrial feel has been achieved with the décor and lighting, whilst the kitchen includes an integrated dishwasher, electric ceramic hob and electric double oven. Under cupboard lighting and recessed spotlights enhance the look. The cloakroom offers an attractive contrasting tiled splash backs, with the utility functional and fitted with a high gloss range of units, with an integrated washing machine and useful stainless steel sink. The gas fired central heating boiler is concealed within a cupboard, whilst a door leads to the rear garden. Heading upstairs, doors lead off, firstly to the sitting room which spans the width of the property, with windows to front and rear. Opposite, a double bedroom offers windows to front and rear, with an en suite shower room including a rainfall shower, and walk-in wardrobe - fitted with shelving and hanging rail, highlighted with LED lighting. The top floor landing includes built-in storage, with doors to another large double bedroom with en suite and matching walk-in wardrobe. The smallest bedroom offers wood effect flooring and is a single in size, with the third bedroom carpeted and to the rear.



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THE GREAT OUTDOORS

The rear garden is an L-shape and includes a newly turfed expanse, with a timber built decked seating area, and paved seating area which is ideal for outside entertaining. The garden is enclosed with timber panelled fencing, and includes a gate to the parking area.

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 5EQ

What3Words : ///verbs.blown.flopping

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:

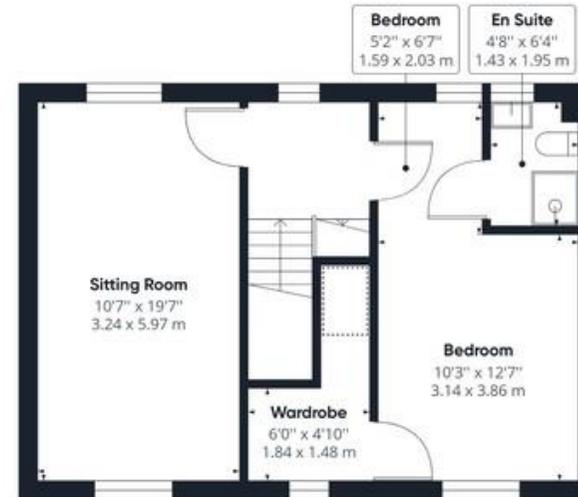


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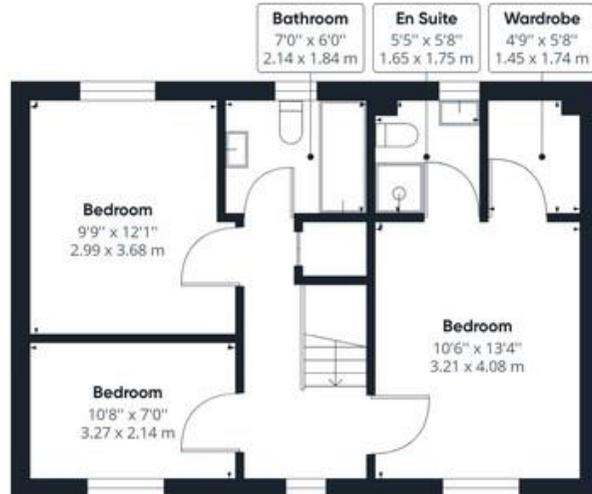
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Ground Floor



Floor 1



Floor 2

Approximate total area⁽¹⁾

1363.32 ft²

126.66 m²

Reduced headroom

8.54 ft²

0.79 m²

(1) Excluding balconies and terraces

☐ Reduced headroom
(below 1.5m/4.92ft)

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

GIRAFFE 360