

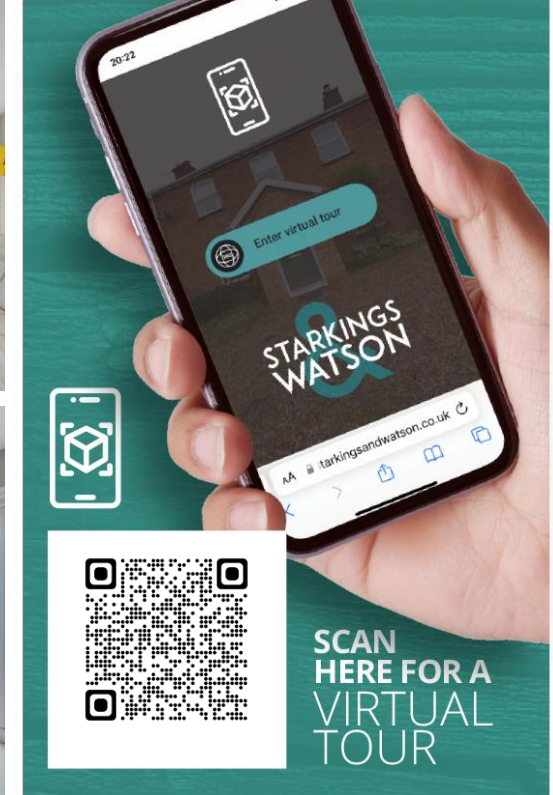
FAIRWAY

Queens Hill, Costessey NR8 5GB

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!
- Substantial Detached Family Home
- Close to 1700 Sq. ft (stms)
- Three Reception Rooms
- Hall Entrance with Cloakroom
- Kitchen/Breakfast Room & Separate Utility
- Low Maintenance Gardens & Double Garage
- Overlooking Green Space

IN SUMMARY

NO CHAIN. This SUBSTANTIAL DETACHED HOME extends to nearly 1700 Sq. ft (stms), with an ELEVATED SETTING overlooking GREEN SPACE away from the road. With PARKING to side and rear, electric CAR CHARGER along with a DOUBLE GARAGE with POWER, this sizeable FAMILY HOME offers HIGHLY FLEXIBLE ACCOMMODATION with a LARGE HALL ENTRANCE with STORAGE. The accommodation includes THREE RECEPTION ROOMS - the 18' DUAL ASPECT SITTING ROOM, dining room and STUDY. Included also is a W.C, 19' KITCHEN/BREAKFAST ROOM and separate UTILITY ROOM. Upstairs, FOUR BEDROOMS lead off the landing, TWO with EN SUITE SHOWER ROOMS, and then the family bathroom which also includes a separate shower. To the rear, a LOW MAINTENANCE GARDEN. All enhanced by the surrounding GREEN SPACE which is opposite the property.

SETTING THE SCENE

With an elevated setting, the property offers a walled frontage with wrought iron railings, planted borders

and a pathway to front. To the rear, a brick weave driveway offers parking, the electric car charger and access to the double garage.

THE GRAND TOUR

Stepping inside you stand centrally looking up to the galleried landing, with the central stairs and fitted carpet. Doors lead to all the principal reception rooms, with storage under the stairs. To your left, the functional cloakroom offers tiled splash backs and a neutral finish to the walls. The sitting room is finished with a fitted carpet, whilst French doors open to the rear garden. The dining room is used as a play room, and offers a splash of colour and a window facing to front. Next door, the study is carpeted and offers a uPVC double glazed window to the side aspect, and the electric fuse box. The kitchen is the perfect size, with an extensive range of wall and base level units, and space for a table or a central island. Cooking appliances include a gas hob with extractor fan, built-in electric double oven, dishwasher and fridge/freezer, whilst tiled flooring runs under foot, and French doors open to the garden. A door leads to the utility room allowing you to shut the door to the working space, with further storage, sink, space for washing machine and wall mounted gas fired central heating boiler. Upstairs, the galleried landing leads to all the rooms, starting with the second bedroom being the first door on your left, including built-in wardrobes, with a half tiled double en suite shower room. The family bathroom is adjacent, with tiled splash backs and a shower over the bath, along with a separate shower cubicle. The next two bedrooms are



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both finished with fitted carpet and capable of fitting a double bed. The main bedroom is at the end, with a built-in wardrobe, and an en suite double shower with tiled splash backs.

THE GREAT OUTDOORS

The rear garden is low maintenance and has been landscaped to include a central artificial lawn, two patio areas, and a footpath which leads around the property. Timber fencing and brick walling encloses the space, with the timber gate leading to the driveway. The double garage offers electric roller doors, power and lighting.

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 5GB

What3Words : ///narrowest.rainfall.topical

VIRTUAL TOUR

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

AGENTS NOTE

The double garage is held on a long leasehold basis with a peppercorn ground rent and insurance due yearly.

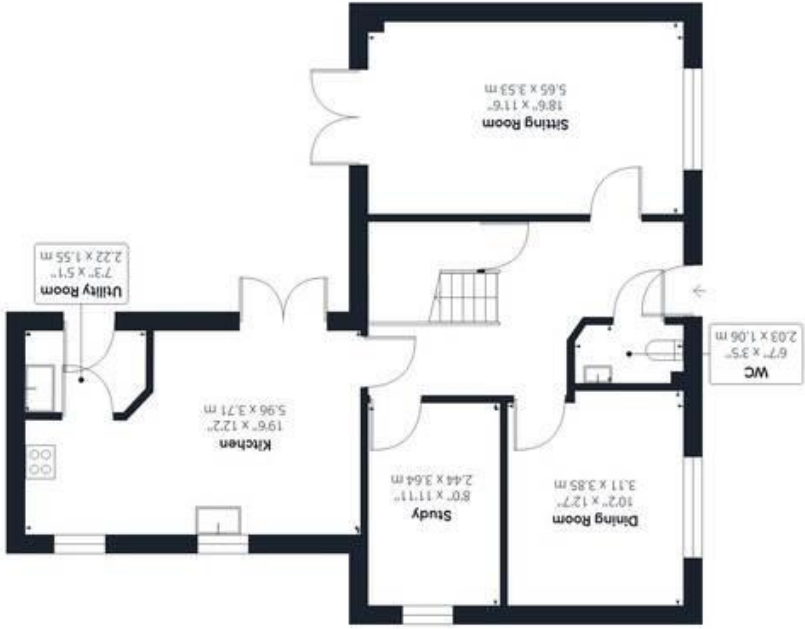
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Price:



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Approximate total area⁽¹⁾

1692.88 ft²
157.27 m²

(1) Excluding balconies and terraces

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.