

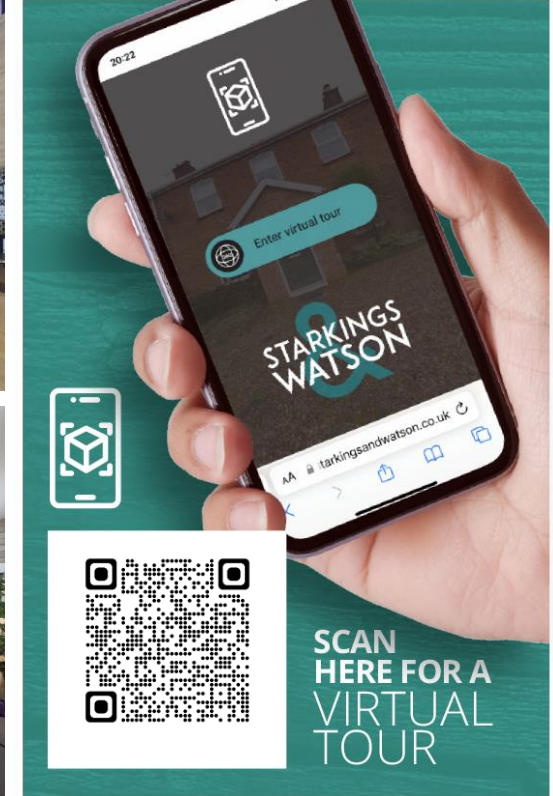
ALLAN BEDFORD CRESCENT

Costessey, Norwich NR8 5HH

Freehold | Energy Efficiency Rating : B

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

FOR SALE
PROPERTY



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- Semi-Detached Townhouse
- Close to Longwater & Schools
- Approx. 1300 Sq. ft of Accommodation (stms)
- Show Home Condition
- Open Plan Living with Kitchen/Dining Room
- Up to Four Double Bedrooms & Study
- Low Maintenance Garden
- Garage & Driveway Parking

IN SUMMARY

IMMACULATEDLY PRESENTED THROUGHOUT. With accommodation spread over THREE FLOORS, this townhouse offers over 1300 Sq. ft (stms) of accommodation, with a GARAGE and PARKING for multiple vehicles. At ground level, a modern FITTED KITCHEN can be found in the OPEN PLAN L-shape living space, with separate SITTING and DINING areas, accessed off the entrance hall with a CLOAKROOM. Currently used as a main bedroom and FURTHER SITTING ROOM, the first floor has TWO DOUBLE BEDROOMS of which one is EN-SUITE, along with a WALK-IN WARDROBE and the other is large enough for soft furnishings. On the top floor, TWO FURTHER DOUBLE BEDROOMS can be found along with a BEDROOM/STUDY and FAMILY BATHROOM. There are LOW MAINTENANCE GARDENS to rear with a gate to the parking.

SETTING THE SCENE

The property is set back from the road slightly with a lawned garden to front and a hard standing pathway which takes you to the front door. Adjacent there is a

generous brick-weave driveway with enough parking for 2-3 vehicles depending on size, and the garage beyond. Gated access leads to the rear garden.

THE GRAND TOUR

Once inside there is fitted carpet in the hallway which also leads up the stairs. There are useful built-in storage cupboards built under the stairs, and there is also a cloakroom. To the right-hand side, a door takes you into the open plan kitchen/dining room which has its own sitting/seating area also. The kitchen itself has wall and base level units with integrated appliances and a lovely window with a low sill which faces to front for added light. The cooking appliances are an electric double oven with a separate gas hob and extractor fan, the remaining white goods include a dishwasher, washing machine and fridge/freezer all within cabinets. The tiled flooring runs throughout the dining and seating areas with French doors and windows to rear. The first floor has two double bedrooms of which one has an en suite shower room and built-in wardrobes and the other works well as a further sitting room as the current owners use it. The top floor is home to three bedrooms of which two are double and one is currently used as an additional wardrobe area with space for a vanity unit, however could be a great home office or study. The family bathroom offers a well decorated space with a feature wall paper, tiling, shower over the bath and heated towel rail.



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THE GREAT OUTDOORS

Stepping into the gardens through the French doors, there is an artificial lawn which has been shaped around the patio and hard-standing footpath. The garden layout has been planned around the south sun meaning it can be enjoyed throughout the day.

OUT & ABOUT

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 a supermarket, whilst the A47 leads to Norwich and the A11.

FIND US

Postcode : NR8 5HH

What3Words : ///clearing.observer.buggy

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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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.

Reduced headroom (below 1.5m/4.9ft)

(1) Excluding balconies and terraces

Approximate total area⁽¹⁾

1303.03 ft²
121.06 m²

Reduced headroom

1.60 ft²
0.15 m²

