

WOODHILL RISE

Costessey, Norwich NR5 0DD

Freehold | Energy Efficiency Rating : TBC

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

FOR SALE PROPERTY



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STARKINGS WATSON

- Semi-Detached Home
- Substantial Corner Plot
- Detached Double Garage
- Scope to Extend Further (stp)
- Three Bedrooms – En Suite to Main
- Separate Sitting Room
- Generous Kitchen with Dining Room
- Close to Amenities in Costessey

IN SUMMARY

SUBSTANTIAL CORNER PLOT and with a DOUBLE GARAGE. The accommodation is WELL MAINTAINED and laid out with a SITTING ROOM, kitchen and DINING ROOM at ground level. On the first floor, THREE BEDROOMS can be found of which the main bedroom has an EN SUITE SHOWER ROOM and the main bathroom is laid out with an additional three piece suite. This SEMI-DETACHED HOME offers a UNIQUE OPPORTUNITY for a potential purchaser to RE-MODEL the existing footprint, update fixtures and fittings or even EXTEND FURTHER (stp) if required. To rear, a HOME OFFICE BUILDING would fit perfectly in one corner and the main gardens take in the SOUTH SUN throughout the day.

SETTING THE SCENE

Positioned on a corner, this semi-detached home has a block paved pathway and steps leading to the front door. There is a generous lawn wrapping around the property to the parking area, personnel door into the garage and gate to the rear garden. Additional parking has been created, with hedging, trees and

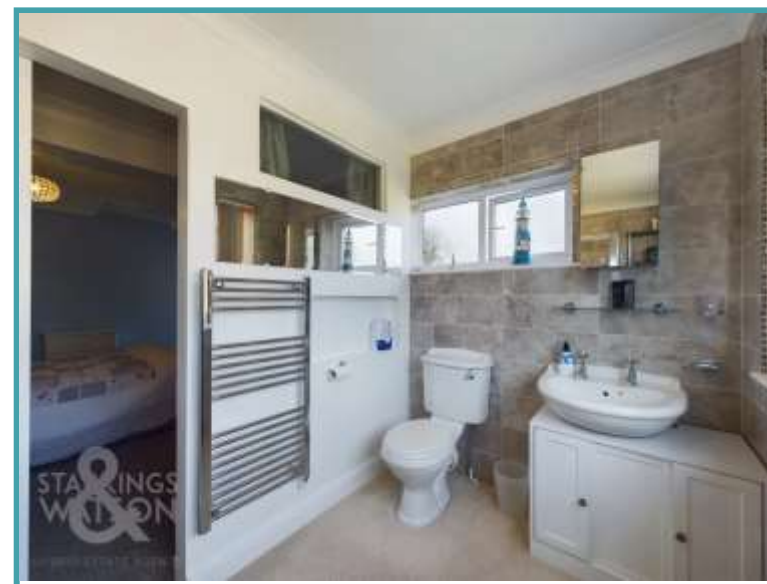
shrubbery to add a splash of colour. Continuing round the corner, there is parking in front of the double garage.

THE GRAND TOUR

Stepping through the obscure uPVC entrance door, the hall has fitted carpet, a cupboard housing the gas fired central heating boiler and the stairs to the first floor. Doors lead into the sitting room and into the kitchen which has a vinyl flooring, wall and base level cabinets and uPVC double glazed windows to side and rear. There is a door to the side access, space for a fridge/freezer, washing machine, tumble dryer, and built-in dishwasher, electric double oven, gas hob and extractor fan. An arched opening takes you into the dining room where you find a continued fitted carpet from the sitting room, a uPVC double glazed sliding patio door to rear and double doors to sitting room. Heading up the stairs to the first floor there is a landing connecting to all three bedrooms, of which one has an en suite shower room and built-in wardrobes. The other two also have fitted carpet and windows facing to front. There is a three-piece suite in the family bathroom with a low-level WC, pedestal hand wash basin and bath.

THE GREAT OUTDOORS

As you enter the rear garden through the uPVC sliding patio door in the dining room, there is block paved garden. This garden is split level and enjoys the south sun throughout the day. Flowerbeds have been added and space created for potted plantings with access to the front garden and through a personnel



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door to the double garage.

OUT & ABOUT

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's 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.

FIND US

Postcode : NR5 0DD

What3Words : ///finger.humble.payer

VIRTUAL TOUR

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

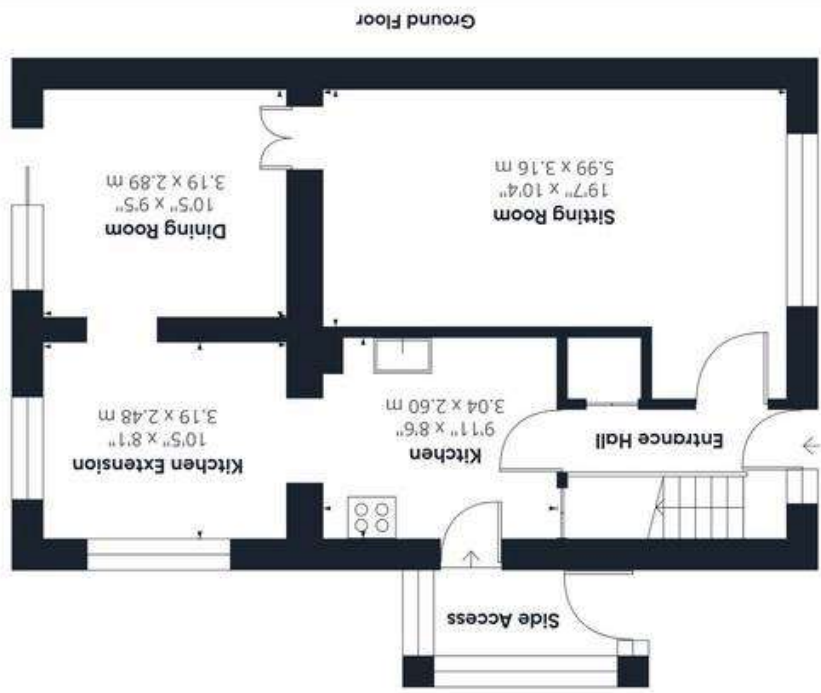
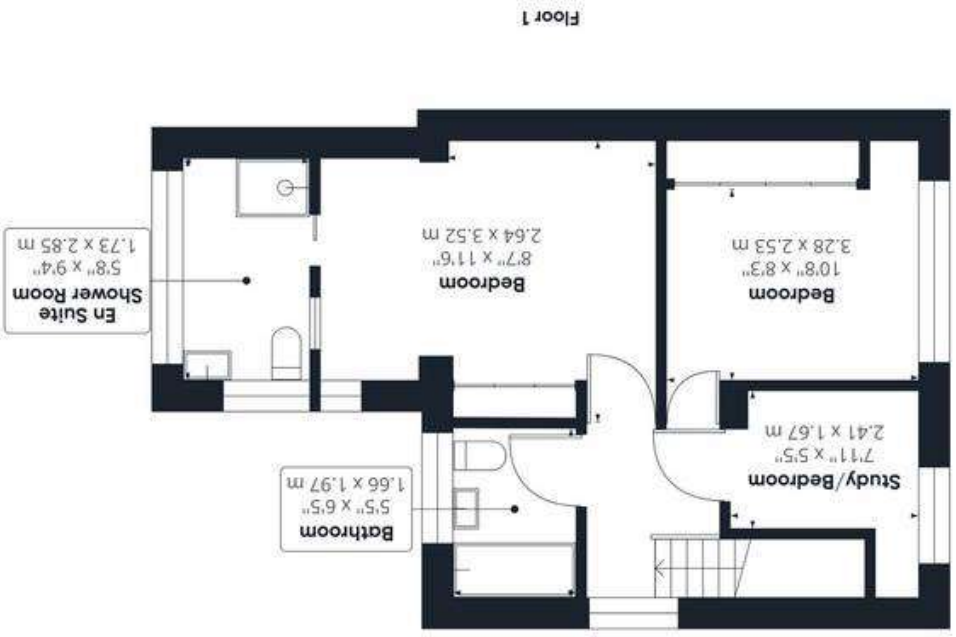
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Price:



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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

Approximate total area⁽¹⁾

1055.99 ft²
98.11 m²

