



Woodpecker Way, Costessey, Norwich

£950 pcm - Tenancy Info

Energy Efficiency Rating : B

- ✓ Immaculate Apartment
- ✓ Triple Aspect Open Plan Kitchen/Living
- ✓ Close to Amenities
- ✓ Hall Entrance with Storage
- ✓ Central Heating & Double Glazing
- ✓ Two Bedrooms
- ✓ En-Suite & Family Bathroom
- ✓ Allocated Parking Space

To arrange an accompanied viewing please call our Centralised Hub on 01603 336116





Spanning almost 650 sq ft (stms) and including a MAIN BEDROOM with EN SUITE SHOWER ROOM. Enjoying a LOCATION with excellent access to LONGWATER RETAIL PARK and the A47, the accommodation comprises an ENTRANCE HALL housing a built-in storage cupboard, family bathroom with three-piece suite, TWO DOUBLE BEDROOMS, with the highlight of this property being the OPEN PLAN SITTING/KITCHEN/DINING ROOM which can be easily divided with furniture to create SEPARATE SPACES which all enjoy the light from the JULIET BALCONY. There is ALLOCATED and VISITOR PARKING to rear.

LOCATION

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

DIRECTIONS

You may wish to use your Sat-Nav (NR8 5FD), but to help you...Leave Norwich via Dereham Road, continue towards Longwater Business Park. At the roundabout that links with the A47 take the fourth exit onto William Frost Way, take the second exit at the roundabout onto Alex Moorhouse Way, continuing straight over the next roundabout, turning right at the following roundabout onto Sir Alfred Munnings Road. Continue along this road into Queens Hill and at the roundabout turn right onto

Poethlyn Drive. Follow the road to the right, turning right onto Woodpecker Way where the property can be found.

The property is approached via communal hallway which can be found on the first floor of the building. The building has two access points are either to the front or the rear via the parking bays.

Entrance door to:

ENTRANCE HALL

Fitted carpet, radiator, built-in storage cupboard, smooth ceiling, doors to:

DOUBLE BEDROOM

14' 5" x 10' 3" Max (4.39m x 3.12m) Fitted carpet, radiator, uPVC double glazed window to side, built-in double wardrobe, smooth vaulted ceiling, door to:

EN SUITE

Three piece suite comprising low level W.C, pedestal hand wash basin and mixer tap over, shower cubicle with thermostatically controlled shower and glazed shower screen, tiled walls, extractor fan, tiled flooring, radiator, uPVC double glazed window to side, smooth ceiling.

DOUBLE BEDROOM

10' 3" x 9' Max (3.12m x 2.74m) Fitted carpet, radiator, uPVC double glazed window to side, smooth ceiling.

FAMILY BATHROOM

Three piece suite comprising low level W.C with hidden cistern, pedestal hand wash basin and mixer tap over, panelled bath with mixer shower tap, thermostatically controlled shower and glazed shower screen, tiled walls, extractor fan, tiled flooring, radiator, uPVC obscure double glazed window to side.

SITTING/DINING ROOM

14' 4" x 13' 4" Max (4.37m x 4.06m) Fitted carpet, radiator, uPVC double glazed window to side, uPVC double glazed door to rear, television and telephone points, smooth ceiling, opening to:

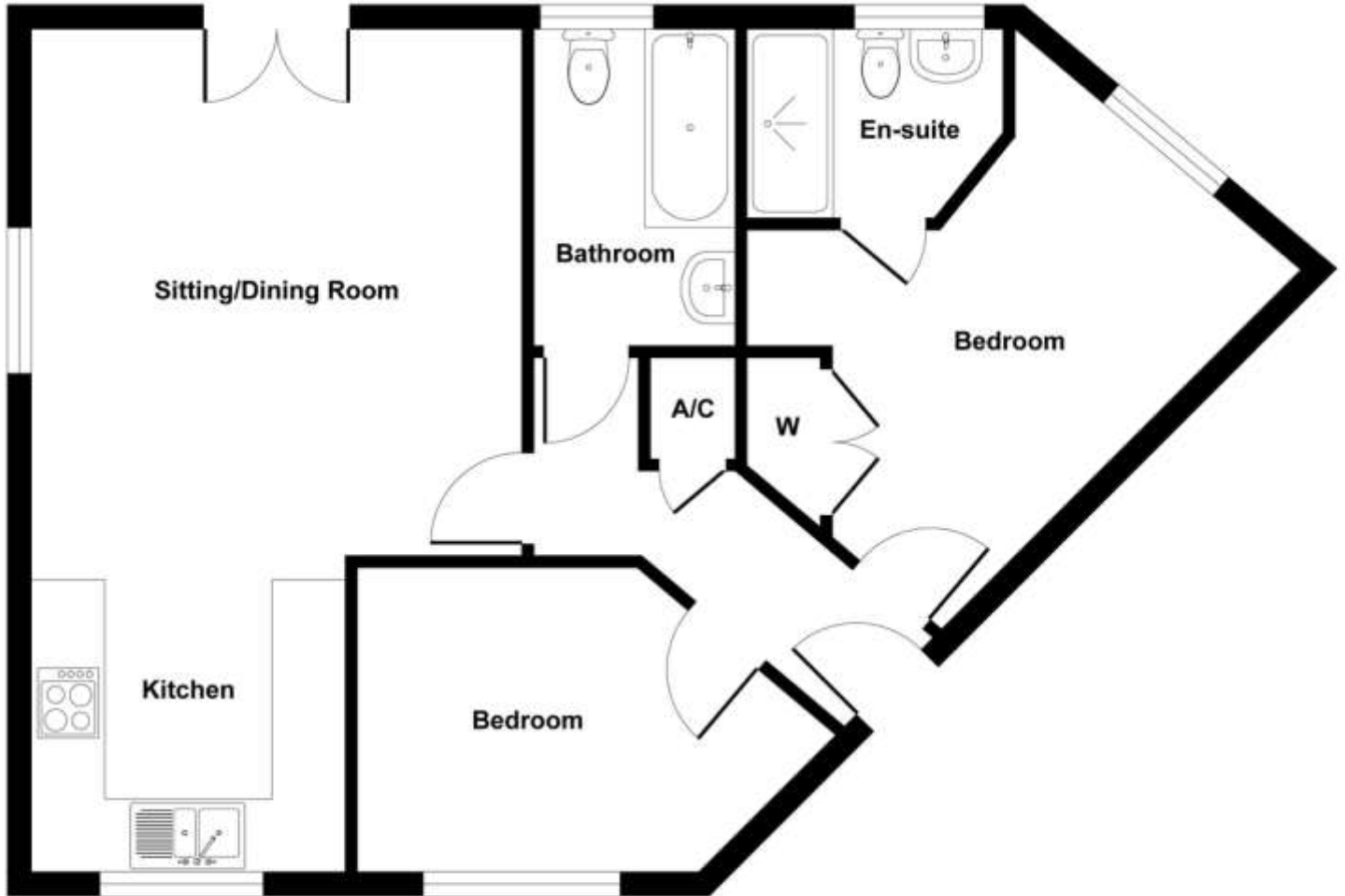
KITCHEN

8' 10" x 8' 7" (2.69m x 2.62m) Fitted range of wall and base level units with complementary rolled edge work surfaces and inset stainless steel sink and drainer unit with mixer tap, matching up-stands, inset gas hob, built-in electric oven with glass splash back and extractor fan over, integrated fridge/freezer, integrated washing machine, tiled effect flooring, uPVC double glazed window to side, cupboard housing wall mounted gas fired central heating boiler, smooth ceiling.

ALLOCATED PARKING

Parking can be found to the rear of the building with bays clearly marked by the properties number.





Floor Plan
Approximate Floor Area
640 sq. ft
(59.45 sq. m)

Approx. Gross Internal Floor Area 640 sq. ft / 59.45 sq. m

Agents Note: 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.