

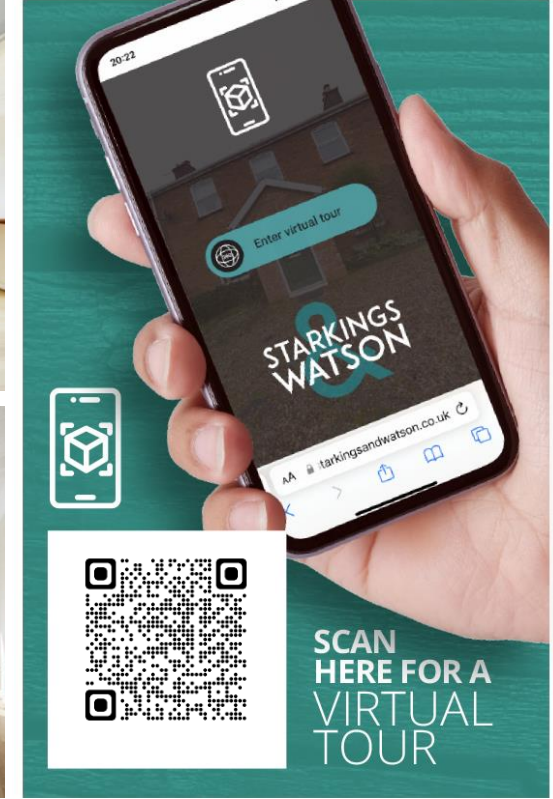
WOODHILL RISE

Costessey, Norwich NR5 0DD

Freehold | Energy Efficiency Rating : C

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

FOR SALE
PROPERTY



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STARKINGS & WATSON

- No Chain!
- Semi-Detached Accommodation
- Extended at Ground Level
- Ground Floor Bedroom/Dining Room
- Kitchen with Adjacent Utility Room
- Three/Four Bedrooms
- Front, Side & Rear Gardens
- Ample Parking & Garage

IN SUMMARY

NO CHAIN. This EXTENDED HOME occupies a generous plot which could work for MULTI-GENERATIONAL LIVING due to the GROUND FLOOR BEDROOM, complete with a SHOWER ROOM nearby - accessed from the UTILITY ROOM. The original accommodation features a HALL ENTRANCE with stairs to the first floor, SITTING/DINING ROOM and a KITCHEN - both with views over the rear garden. Upstairs, THREE BEDROOMS can be found with STORAGE in two of them, and the main bedroom with the BEST VIEW to front. There is a GARAGE to rear, parking and LOW MAINTENANCE GARDENS.

SETTING THE SCENE

Set back from the road and approached via a hard standing pathway leading to the front door. There is a lawned garden to front, finished with a row of flower beds. A wrought iron gate takes you to the side garden which connects to the rear.

THE GRAND TOUR

Stepping inside through the uPVC obscure double glazed entrance door there is wood effect flooring, stairs leading to the first floor and a built-in under stairs storage cupboard. To the left-hand side, a door takes you into the sitting room which has matching flooring to the hallway and straight ahead to the kitchen. The kitchen has wall and base level units with an inset hob, electric oven and extractor fan. Plenty of space has been left for a fridge/freezer and dishwasher. A door leads to the utility space with adjoining shower room and fourth bedroom. The utility space has plumbing and room for a washing machine under counter with a window and door facing to rear. The shower room has a three-piece suite with low-level WC, a corner shower cubicle and hand wash basin with mixer tap and built-in storage under. The ground floor bedroom could also make a useful home office space or potential annexe, whilst being completed with wood effect flooring and window facing to front. Upstairs with fitted carpet on the stairs and landing, hard wearing flooring runs through all three bedrooms with vinyl flooring in the bathroom. There is a three-piece suite with shower and glazed shower screen over the bath. The bedrooms include a double bedroom with window facing to rear and built-in storage, the main bedroom facing to front adjacent to the single bedroom which could be a study.



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THE GREAT OUTDOORS

In the rear garden, there is plenty of space to entertain and you can quite comfortably move garden furniture between the two patios or on the lawn adjacent. A ramp leads to the parking and garage at the rear, with high level flowerbeds and space for potted plants.

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 : ///stump.tiger.games

VIRTUAL TOUR

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

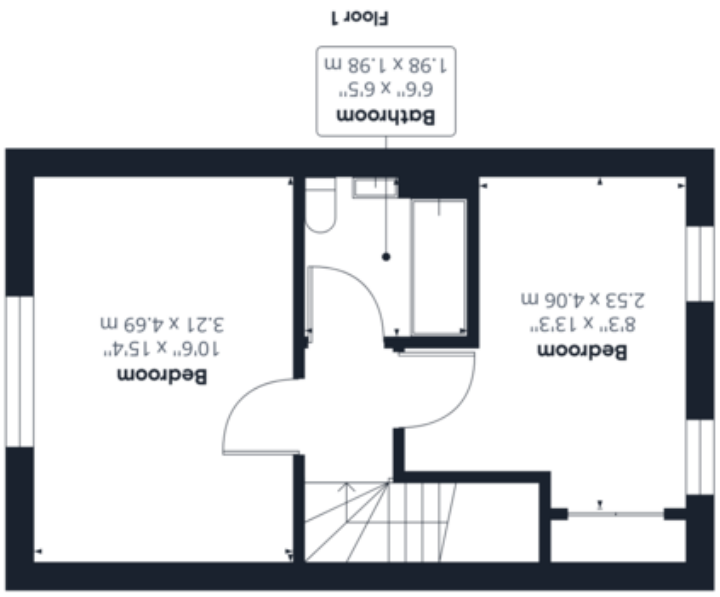
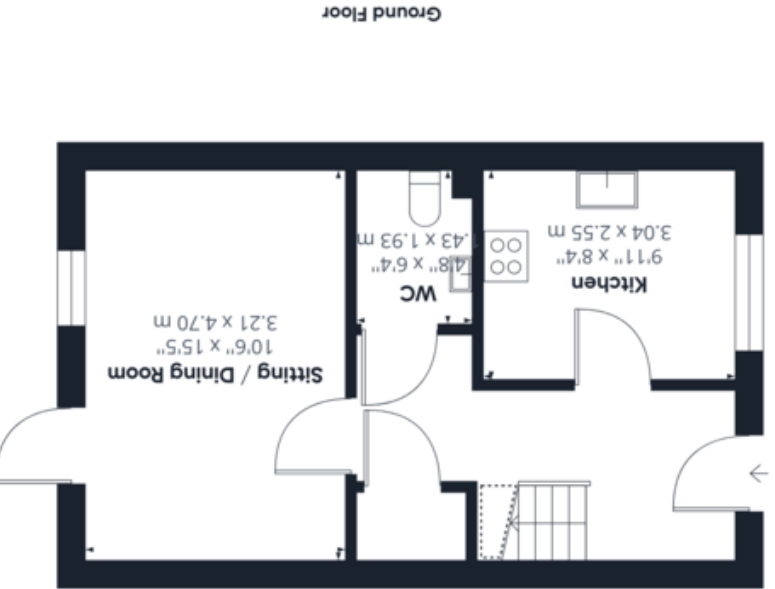
Disclaimer: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.

Price:



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Approximate total area⁽¹⁾
761.92 ft²
70.79 m²

Reduced bedroom
11.79 ft²
1.10 m²

(1) Excluding balconies and terraces

Reduced bedroom
(below 1.5m/4.92ft)

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.