

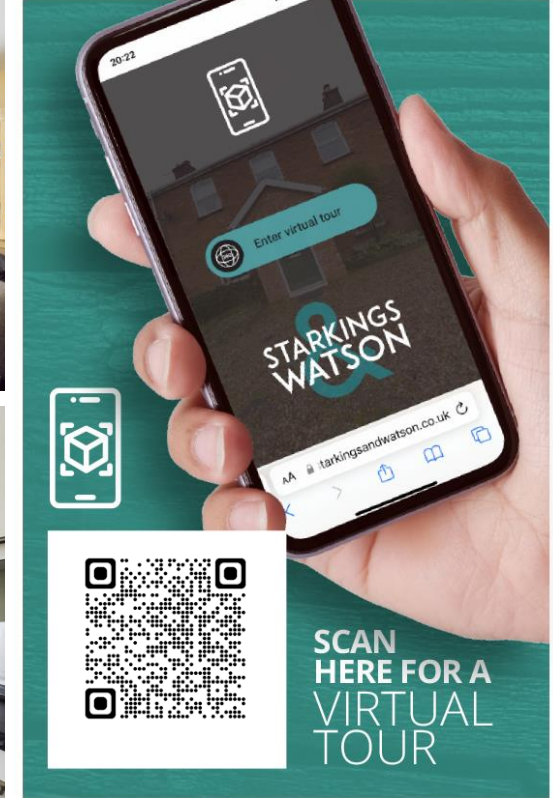
FOXHOUSE ROAD

Costessey, Norwich NR8 5HL

Freehold | Energy Efficiency Rating : C

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

FOR SALE
PROPERTY



For our full list of available properties, or for a FREE INSTANT online valuation visit

starkingsandwatson.co.uk



STARKINGS
&
WATSON

- Motivated Vendor!
- Detached Family Home
- Garage & Enclosed Gardens
- Hall Entrance with W.C & Storage
- 13' Sitting Room
- 23' Kitchen/Dining Room
- Three Double Bedrooms
- En Suite & Family Bathroom

IN SUMMARY

MOTIVATED VENDORS. Occupying a CORNER PLOT and SURPRISINGLY PRIVATE GARDENS, this detached family home extends to some 926 Sq. ft (stms), with an adjoining GARAGE with ELECTRIC DOOR, and driveway to front. Close to GREAT COUNTRYSIDE WALKS, and of course with great access links to NORWICH, the property offers uPVC double glazing and gas fired central heating. A rare design and style on the development, a HALL ENTRANCE with a W.C and further storage can be found, along with the 13' SITTING ROOM and dual aspect KITCHEN/DINING ROOM which runs front to back and extends to 23' with FRENCH DOORS onto the garden. Upstairs, THREE DOUBLE BEDROOMS lead off the landing, with BUILT-IN WARDROBES and an EN SUITE shower room to the main bedroom, and FAMILY BATHROOM. The GARDENS are laid to lawn, with patio space and decking where a HOT TUB can be found.

SETTING THE SCENE

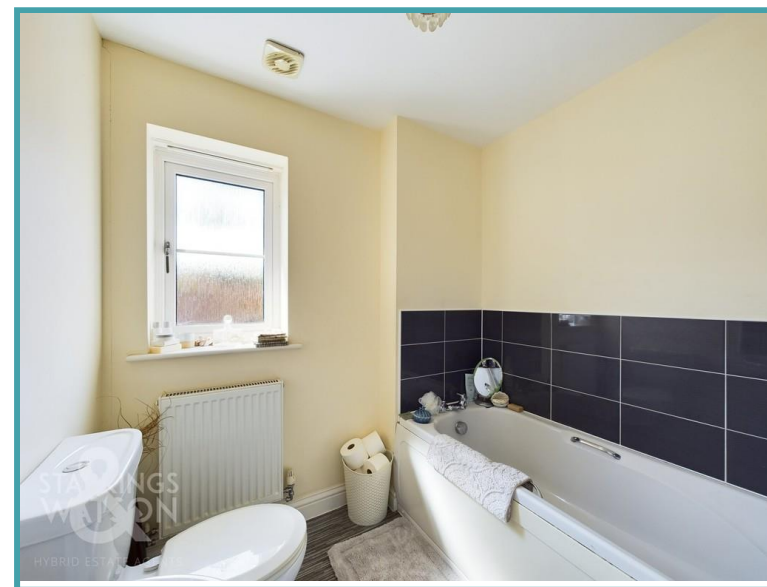
From the road side, mature planted boundaries with shingle beds can be found. The driveway offers off road parking, with an electric roller door taking you into the garage.

THE GRAND TOUR

Heading inside, the hall entrance offers a versatile wood effect floor, with a window to front and stairs rising up. Doors lead to the main reception spaces, and to the cloakroom, with its two piece suite, and built-in under stairs storage cupboard. The sitting room offers views across the garden and to side, with wood effect flooring under foot. The kitchen is a family friendly and open plan space, with views to front and rear, and French doors opening straight onto the garden. A range of built-in wall and base level storage can be found, with space for white goods, integrated cooking appliances and a concealed wall mounted gas fired central heating boiler. Upstairs, the three double bedrooms lead off the landing, all finished with fitted carpet. The main bedroom stands out as it has two sets of built-in wardrobes, and an en suite shower room, finished with a double shower cubicle and tiled splash backs. The family bathroom is finished in a similar style.

THE GREAT OUTDOORS

The rear garden is laid to lawn and fully enclosed with mature hedging and timber panelled fencing. A patio leads from the kitchen French doors, with a timber built summer house, garage access and screened decked area with a luxury hot tub.



To arrange an accompanied viewing please call our Costessey Office on **01603 336446**



OUT AND 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 : NR5 8HL

What3Words : ///nurse.waltzes.superbly

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:



For our full list of available properties, or for a FREE INSTANT online valuation visit

starkingsandwatson.co.uk



Approximate total area⁽¹⁾

926.63 ft²
86.09 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.