



Woodpecker Way, Queens Hill, Costessey

£900 pcm - Tenancy Info

Energy Efficiency Rating : TBC

- ✓ Popular Location!
- ✓ First Floor Apartment
- ✓ Juliet Balcony with French Doors
- ✓ Sitting/Dining Room
- ✓ Fitted Kitchen
- ✓ Bathroom & En Suite Shower Room
- ✓ Two Double Bedrooms
- ✓ Allocated Parking

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





This FIRST FLOOR APARTMENT boasts accommodation spanning 625 sq ft (stms) with a JULIET BALCONY and GREEN SPACE in view from one of the BEDROOMS. The accommodation has been WELL MAINTAINED and enjoys a LOCATION with excellent access to LONGWATER RETAIL PARK and the A47. The accommodation comprises a HALL ENTRANCE housing a built-in storage cupboard, FAMILY BATHROOM with a three piece suite, TWO DOUBLE BEDROOMS with one EN SUITE SHOWER ROOM and the highlight of this property being the OPEN PLAN SITTING/KITCHEN/DINING ROOM which can be easily divided with furniture to create SEPARATE SPACES that all enjoy the light from DUAL ASPECT WINDOWS facing to both front and rear. Allocated parking for ONE VEHICLE can be found in the communal parking area.

LOCATION

The development of Queens Hill 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 5FN), 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 and the property can be found on the left hand side.

The property is approached via a hard standing footpath providing access to the main property, passing under a coach house apartment there is allocated parking at the rear.

Entrance door to:

ENTRANCE HALL

Wood effect flooring, radiator, uPVC double glazed window to front, telephone point, built-in storage cupboard, built-in airing cupboard, smooth ceiling, doors to:

DOUBLE BEDROOM

12' 9" x 10' 7" Max (3.89m x 3.23m) Wood effect flooring, radiator, uPVC double glazed window to front, built-in double wardrobe, smooth ceiling, doors to:

EN SUITE

Three piece suite comprising low level W.C, pedestal hand wash basin and mixer tap over, double shower cubicle with thermostatically controlled rainfall shower, tiled splash backs, vinyl flooring, radiator, smooth ceiling with extractor fan.

FAMILY BATHROOM

Three piece suite comprising low level W.C, pedestal hand wash basin and mixer tap over, panelled bath with mixer shower tap and glazed shower screen, tiled splash backs, vinyl flooring, radiator, uPVC obscure double glazed window to rear, smooth ceiling with extractor fan.

DOUBLE BEDROOM

10' 5" x 8' 3" Max (3.18m x 2.51m) Wood effect flooring, radiator, uPVC double glazed French doors to front, smooth ceiling.

SITTING/DINING ROOM

22' 7" x 9' 7" Max (6.88m x 2.92m) Wood effect flooring, radiator x2, uPVC double glazed window to front, uPVC double glazed window to rear, television point, smooth ceiling, opening to:

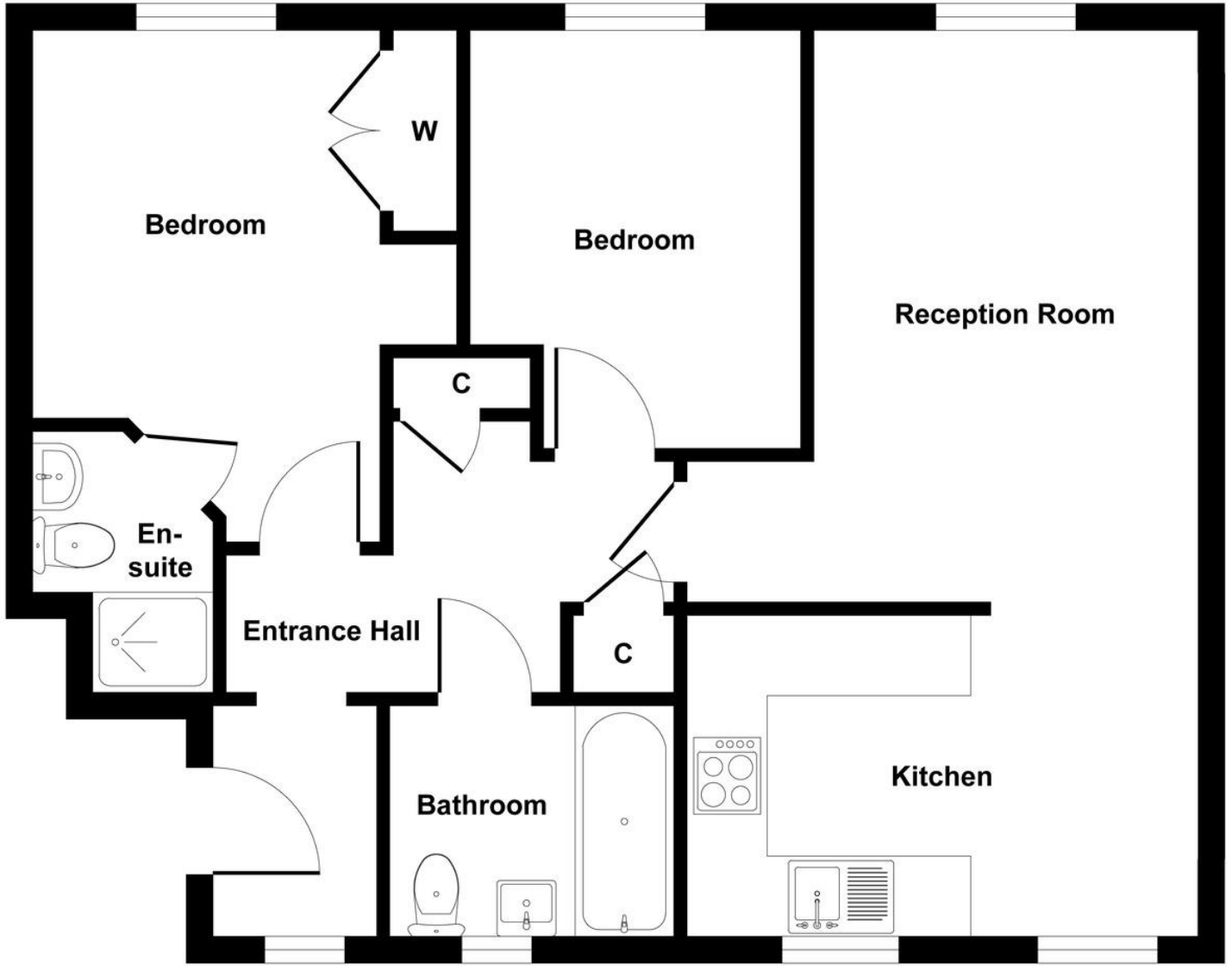
KITCHEN

8' 2" x 7' 2" Max (2.49m x 2.18m) Fitted range of wall and base level units with complementary rolled edge work surfaces and inset one and a half bowl stainless steel sink and drainer unit with mixer tap, matching up-stands, inset gas hob, built-in electric oven, with stainless steel splash back, extractor fan over, space for fridge/freezer, space for washing machine, wood effect flooring, uPVC double glazed window to rear, cupboard housing wall mounted gas fired central heating boiler, smooth ceiling.

ALLOCATED PARKING

Allocated parking for ONE VEHICLE can be found in the communal parking area.





Floor Plan
Approximate Floor Area
656 sq. ft
(60.94 sq. m)

Approx. Gross Internal Floor Area 656 sq. ft / 60.94 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 and 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