

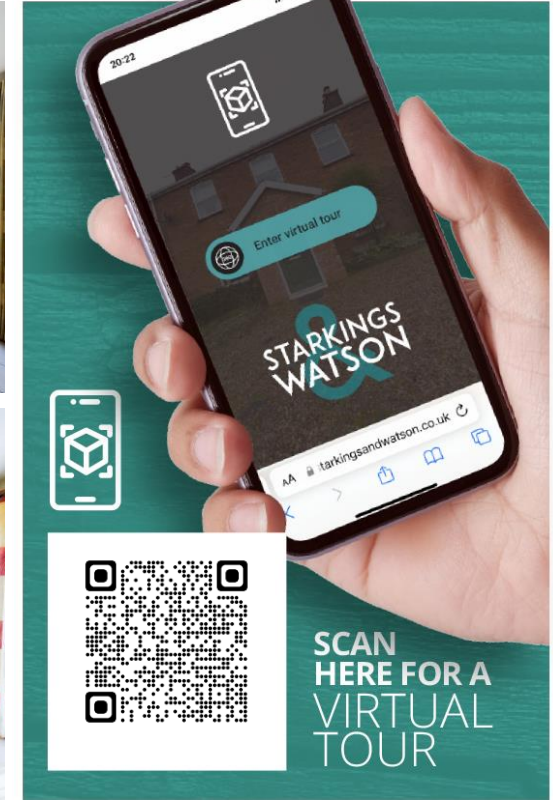
FAIRWAY

# Costessey, Norwich NR8 5EU

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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- No Chain!
- Detached Family Home
- Corner Plot Position
- Flexible Layout With 1491 SQ FT (stms)
- Two / Three Receptions
- Four / Five Bedrooms
- Two Bathrooms, Utility & W/C
- Private Walled Garden, Garage & Parking

#### IN SUMMARY

NO CHAIN! Located in the popular residential location of QUEENS HILLS you will find this SUBSTANTIAL DETACHED FAMILY HOME offering accommodation extending to approximately 1491 SQ FT (stms) and benefiting from a GENEROUS CORNER PLOT. The internal layout is flexible with plenty of space for a growing family. The ground floor offers a kitchen and utility room, w/c, sitting room with DUAL ASPECT and access to the rear garden, SEPARATE DINING ROOM and ground floor bedroom or reception. On the first floor, off landing there are FOUR GENEROUS BEDROOMS and the family bathroom. The main bedroom offers a WALK IN WARDROBE and EN-SUITE shower room and the second biggest bedroom offers built in wardrobes. Externally, the rear garden is WELL KEPT and GENEROUS in size offering a good degree of PRIVACY as well as SINGLE GARAGE and PARKING beyond.

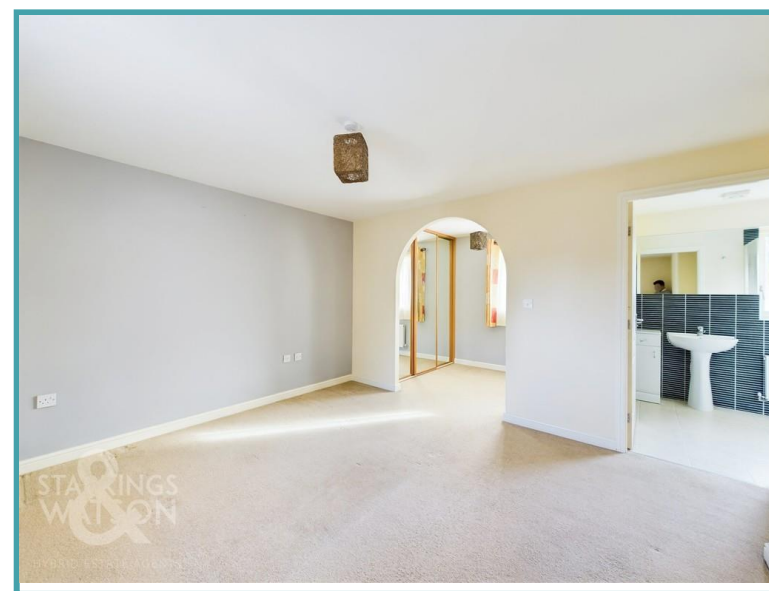
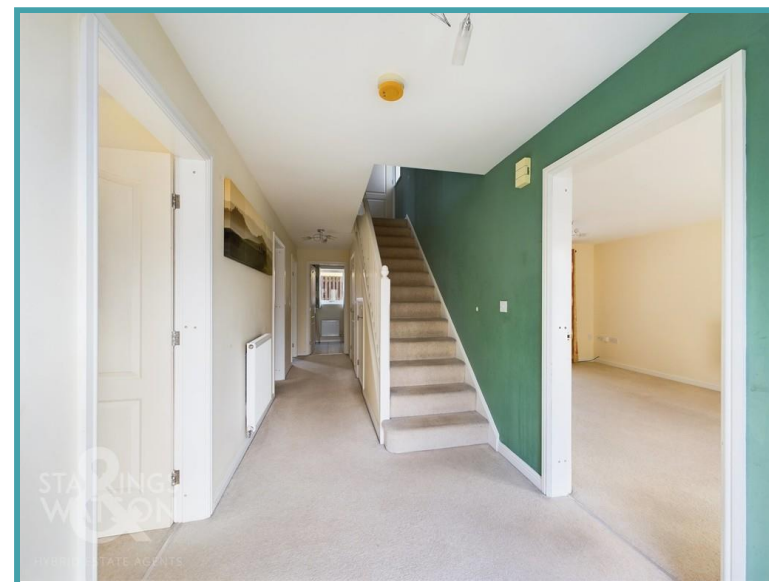
#### SETTING THE SCENE

Approached from the frontage there is pedestrian access to the main entrance door to the front with

small front garden with lawn and shrubs. Vehicular access and parking is found to the rear with the garage.

#### THE GRAND TOUR

Entering the main entrance door to the front you will find a welcoming entrance hallway with stairs to the first floor landing and understairs storage. The sitting room is found to the right with double doors to the front and rear offering access to the garden and frontage with electric wall mounted fire. To the front of the house there is a reception / bedroom to be used flexibly as desired with a separate dining room adjacent. You will also find a w/c and separate utility room with cupboard storage, a separate sink and space for washing machine as well as wall mounted boiler. The kitchen can be found adjacent with double doors onto the rear garden/patio. The kitchen offers a range of storage cupboards with rolled edge worktops over. There is integrated electric double ovens, gas fired hob and extractor, dishwasher and fridge freezer as well as space for breakfast table. Heading up to the landing you will find access to all the bedrooms, built in storage and loft hatch access. The tiled family bathroom offers a bath and w/c with hand wash basin. To the rear there is a large double bedroom with built in storage. To the middle of the house there are two equally sized bedrooms with the main bedrooms located to the front. The generous main bedroom offers a fantastic walk in wardrobe with double built in wardrobes as well as a shower room adjacent.



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### THE GREAT OUTDOORS

The rear garden is well kept and generous in size for the location with generous lawns offering plenty of space for all the family to enjoy. The garden also offers a paved patio ideal for outside dining, a pathway leading from the rear gate to the back door as well as a bark play area suitable for children. The garden offers a good degree of privacy as well with it being a corner plot. Beyond the back gate you will find off road parking in front of the attached single garage with up and over door and storage over. The parking area is a shared space with the neighbouring properties.

### OUT & 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 : NR8 5EU

What3Words : //flick.curious.steadily

### VIRTUAL TOUR

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

### AGENTS NOTE

A communal area charge is payable to Remus Management Ltd of approximately £100 - £200 per annum towards servicing & management expenses

**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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**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<sup>(1)</sup>  
 1491.24 ft<sup>2</sup>  
 138.54 m<sup>2</sup>

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