

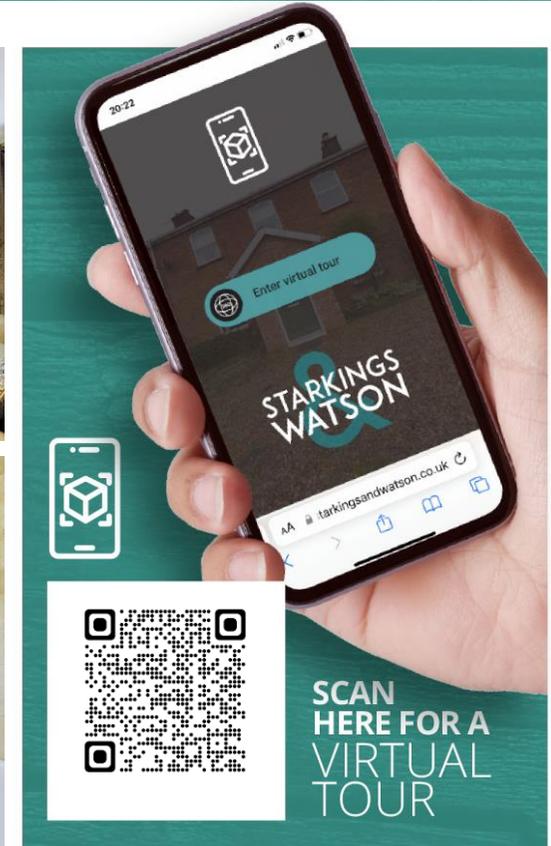
EAST HILLS ROAD

**Costessey, Norwich NR5 0PE**

Freehold | Energy Efficiency Rating : D

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

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**STARKINGS**  
**WATSON**

- Mid-Terrace Family Home
- Updated & Modernised
- Generous Sitting Room
- Kitchen & Conservatory/Dining Room
- Three Bedrooms
- Well Fitted Family Bathroom & W/C
- South Facing Garden & Driveway for Parking
- Detached Timber Built Studio

### IN SUMMARY

With a hard standing DRIVEWAY to front, this MID-TERRACE OVER the PASSAGE HOME is set back and boasts an UPDATED and MODERNISED interior, creating an IMPRESSIVE FAMILY HOME, presented in MOVE-IN CONDITION. The accommodation comprises an entrance porch with STORAGE, leading into a hallway with a TASTEFUL SITTING ROOM to the front and fitted kitchen to the rear. Off the kitchen there is a useful rear porch and W.C, with access to the EXTENDED CONSERVATORY/DINING SPACE which overlooks the garden. On the first floor there are THREE BEDROOMS all OFF LANDING. There is also a WELL FITTED FAMILY BATHROOM. Externally the SOUTH FACING rear GARDEN is a great size, but LOW MAINTENANCE with artificial lawn. A collection of outbuildings includes a DETACHED TIMBER BUILT STUDIO - an ideal home office.

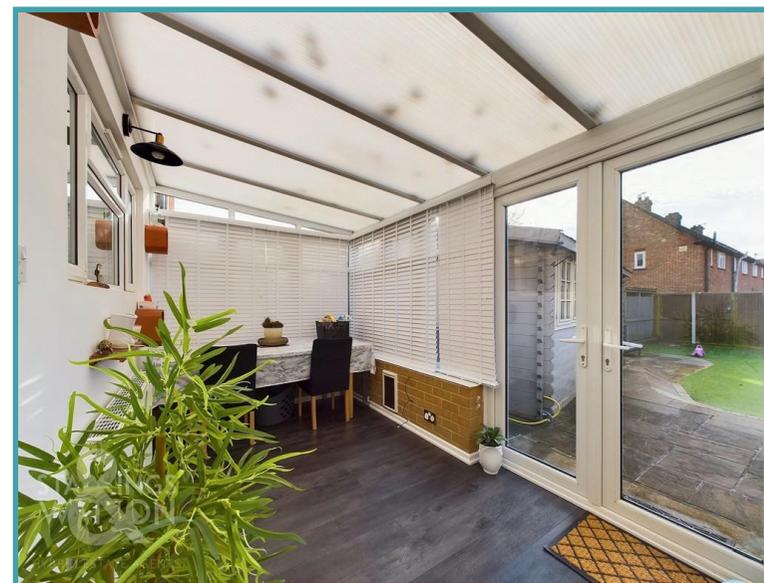
### SETTING THE SCENE

From the road, timber panelled fencing encloses both side boundaries, with an opening to the shared passageway for rear garden access. The frontage has

been laid to tarmac which creates great off road parking.

### THE GRAND TOUR

Heading in through the uPVC double glazed entrance door, a fantastic porch entrance offers an ideal meet and greet space, with built-in storage and sliding doors, whilst tiled flooring is underfoot for ease of maintenance. The main hall entrance is carpeted, with the stairs rising in front of you and doors leading off. The first door takes you to the sitting room, which is a great proportion with a window to front and a built-in storage cupboard. The kitchen runs across the rear of the house, with a range of wall and base level units to both sides, a window to rear and a useful built-in under stairs storage cupboard. Tiled flooring and matching tiled splash backs complete the look, with space for a cooker and laundry appliances. The inner lobby is the perfect space for a fridge freezer, whilst a door leads off to the ground floor W.C. The conservatory also leads off, extending the living space, with wood effect flooring and windows to rear. With heating installed, there is ample room for a dining table, whilst French doors open to the garden. Heading upstairs, at the top you will find the family bathroom - with a modernised finish, the three piece suite includes a wall mounted sink with a waterfall mixer tap, panelled bath with electric shower and fully tiled walls. The three bedrooms are all great sizes, with the second including a full width built-in wardrobe. The smallest bedroom includes a recess for the stairs which needs completion where a built-in bed was once housed.



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### THE GREAT OUTDOORS

The rear garden is a great size and laid to artificial lawn and patio for ease of maintenance. Enclosed with timber panelled fencing, a range of storage buildings are included, along with a timber lodge -ideal for outside entertaining or a home office. Access leads to the front via the shared passageway.

### 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' 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 0PE

What3Words : ///final.trout.forks

### 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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Floor 1 Building 1



Ground Floor Building 1



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.

Excluding balconies and terraces

Approximate total area<sup>m</sup>

904.66 ft<sup>2</sup>

84.05 m<sup>2</sup>