

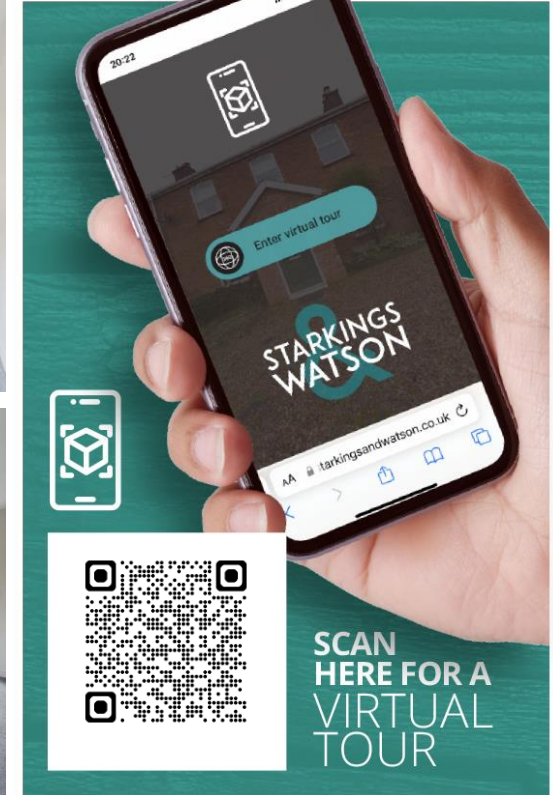
ROSE AVENUE

# Costessey, Norwich NR8 5EX

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](http://starkingsandwatson.co.uk)



- No Chain
- Modern Semi-Detached Townhouse
- Cul-De-Sac Setting
- Residents Parking to Rear
- Newly Landscaped South Facing Garden
- Open Plan Living
- Kitchen with Integrated Appliances
- Three Bedrooms, En Suite & Bathroom

#### IN SUMMARY

NO CHAIN. This IMMACULATE TOWNHOUSE is situated in a CUL-DE-SAC setting, with PARKING to REAR and NEWLY LANDSCAPED SOUTH FACING GARDENS. Having been WELL MAINTAINED and DECORATED, the interior offers OPEN PLAN LIVING, with a hall entrance, OPEN PLAN SITTING ROOM and KITCHEN with feature wood panelling and a BREAKFAST BAR which flows seamlessly into the kitchen prep area. With INTEGRATED APPLIANCES, the KITCHEN offers a CONTEMPORARY FINISH with contrasting tiled splash backs. The open plan rear lobby leads to the REAR GARDEN and W.C. Upstairs, the middle floor includes TWO BEDROOMS and the FAMILY BATHROOM. The top floor offers a SUMPTUOUS MAIN BEDROOM SUITE with WOOD PANELLING, a dressing space and EN SUITE SHOWER ROOM.

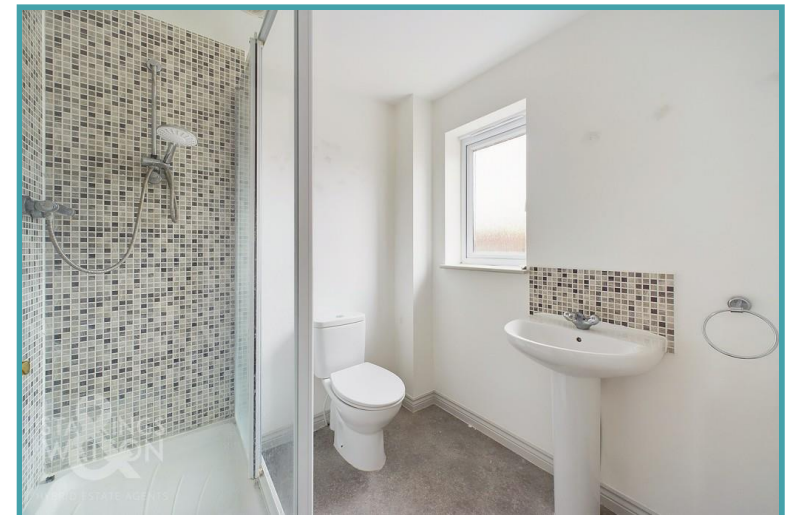
#### SETTING THE SCENE

Tucked away at the end of a cul de sac, the low maintenance shingle frontage creates an attractive outlook with a footpath leading to the main entrance

door. To the left hand side of the property, an archway opens up to the communal parking area where allocated parking can be found for the property.

#### THE GRAND TOUR

Heading inside, the hall entrance offers an attractive flooring underfoot with stairs rising to the first floor and a door into the main sitting room. Finished with fitted carpet, the sitting room space is open plan to the kitchen with a window to front and built in storage under the stairs. The kitchen area creates a breakfast bar within the sitting area, with a u-shape arrangement of wall and base level units, tiled splash backs and integrated cooking appliances including a gas hob and electric double oven. The kitchen includes a washing machine and fridge freezer built-in, with a window overlooking the rear garden and opening to the rear hallway where a door leads out to the rear. Completing the ground floor is the cloakroom which sits under the stairs with a modern white two piece suite and tile splash backs. Heading upstairs, the first floor landing is carpeted with stairs leading up to the top floor and doors to the first two bedrooms which include a double bedroom which overlooks the rear garden and is finished with fitted carpet, and a smaller bedroom which faces to the front with fitted carpet. The family bathroom sits in the middle, with a white three piece suite including a mixer shower tap over the bath and tiled splash backs. Heading to the top floor which is dedicated to the main bedroom, an open carpeted expanse can be found which creates an area for the bedroom and



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



dressing room - with a built-in storage cupboard, two windows to front, window to rear and a door to the en suite. The en suite is finished with tiled splash backs, double shower cubicle with thermostatically controlled shower, and window to rear.

#### THE GREAT OUTDOORS

The rear garden offers a split level finish with an area of lawn and raised patio seating with fully enclosed timber panel fencing to the sides and rear. A useful shed offers storage, with a further timber decked seating area to the very end of the garden where gated access leads to the allocated parking.

#### 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 5EX

What3Words : ///introduce.tapers.trash

#### 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

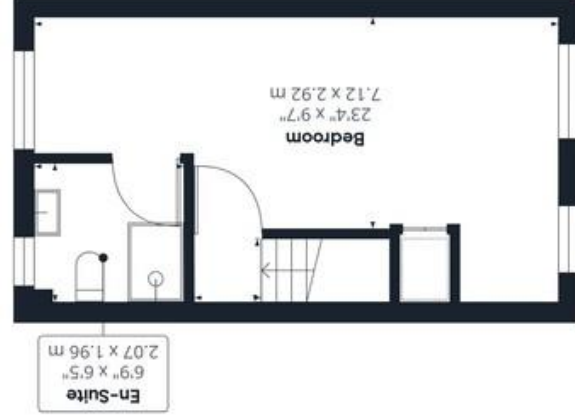
[starkingsandwatson.co.uk](https://starkingsandwatson.co.uk)

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>  
 848.1 ft<sup>2</sup>  
 78.79 m<sup>2</sup>

Floor 2



Ground Floor



Floor 1

