

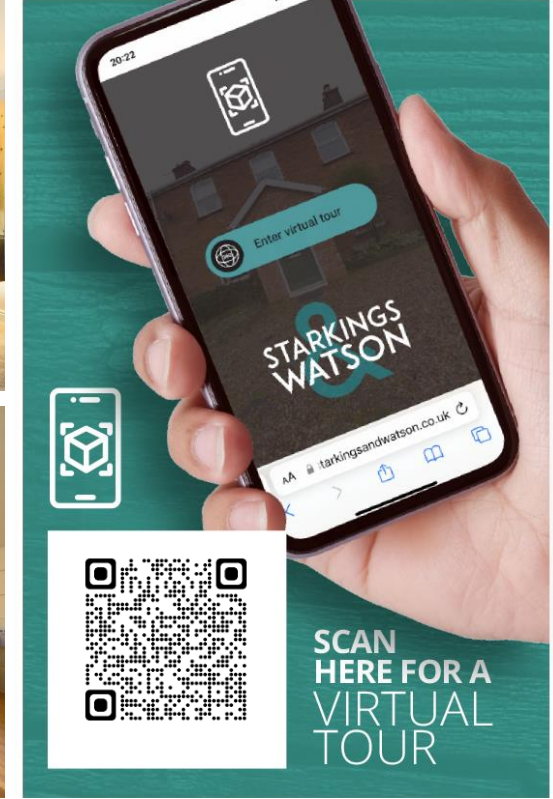
HIGHFIELDS

# Mill Croft Close, Costessey, Norwich NR5 0RU

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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# STARKINGS & WATSON



- Updated & Modernised Interior
- Semi-Detached Home
- Cul-De-Sac Setting
- Modern Kitchen with Cooking Appliances
- Sitting Room with Wood Panelling
- Conservatory
- Two Double Bedrooms
- Garage, Driveway & Paved Frontage

#### IN SUMMARY

VENDOR FOUND. This MODERNISED and UPDATED semi-detached home is ready to MOVE-IN, with a SPACIOUS OPEN PLAN FEEL, and a perfect CUL-DE-SAC SETTING. The interior offers a CONTEMPORARY FEEL, whilst offering ideal entertaining space and TWO FUNCTIONAL DOUBLE BEDROOMS. Set back from the road, a newly laid TILED and SHINGLED FRONTAGE creates an attractive approach, with the GARAGE beyond. Inside the hall entrance leads to the FITTED KITCHEN, and to the open plan SITTING/DINING ROOM - with storage under the stairs. The CONSERVATORY stretches across the rear, with a radiator for heating. Upstairs, the TWO DOUBLE BEDROOMS lead off the landing, one with BUILT-IN STORAGE. The MODERNISED FAMILY BATHROOM completes the property with a SHOWER over the bath. Outside, the GARDEN offers a PATIO and central lawn.

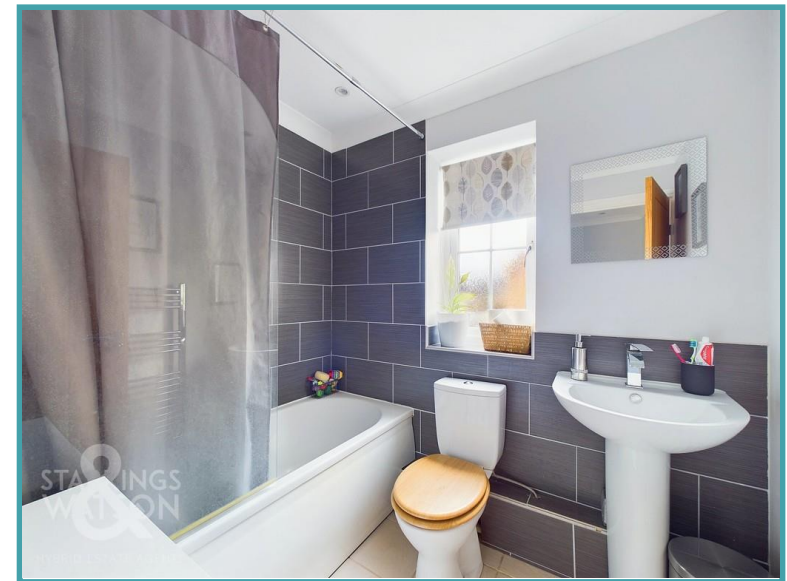
#### SETTING THE SCENE

Set back from the road, the tarmac driveway offers tandem parking for two vehicles, with the garage

beyond. An adjacent shingle frontage and tiled pathway leads to the front door.

#### THE GRAND TOUR

The uPVC double glazed door leads into a hall entrance with wood effect flooring and space for coats and shoes. A part glazed door leads to the sitting/dining room, whilst an opening takes you into the kitchen. With a range of wall and base level units, wood effect work surfaces run around in a u-shape, with an inset gas hob and built-in electric oven. There is space for white goods and appliances, whilst the gas fired central heating boiler is wall mounted. Attractive tiled splash backs and wood effect flooring complete the look. Into the sitting/dining room, this spacious carpeted room is the ideal entertaining space, whilst being finished with attractive wood panelling to one wall. The stairs rise to the first floor, with a useful storage cupboard below. A window and door look into the conservatory, offering an extension to the living space, also with wood effect flooring and a radiator. Windows run to two sides and a door to the garden with plastered and painted walls ensuring the conservatory creates an inviting feel. Heading upstairs, two double bedrooms lead off the landing, with one including built-in storage and an airing cupboard. The family bathroom sits in the middle, with tiled splash backs and a shower over the bath. Tiled flooring runs under foot with a heated towel rail to one wall.



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### THE GREAT OUTDOORS

Enclosed with timber panelled fencing the garden is laid to lawn with potential for further planning. A patio leads from the conservatory, where a door also leads to the garage. The garage includes an up and over door to front, power and lighting. A useful timber shed can be found to one corner.

### 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. 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 0RU

What3Words : ///dumplings.bibs.stream

### 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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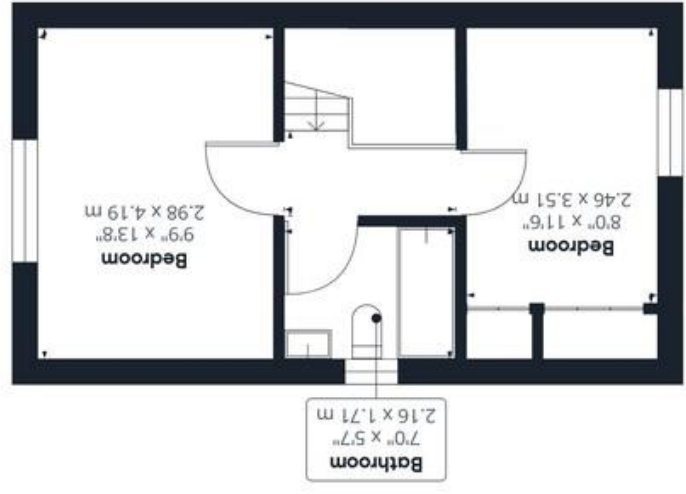
**GIRAFFE 360**  
 While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Excluding balconies and terraces

**Approximate total area**  
 918.69 ft<sup>2</sup>  
 85.35 m<sup>2</sup>



**Floor 1**



**Ground Floor**

