

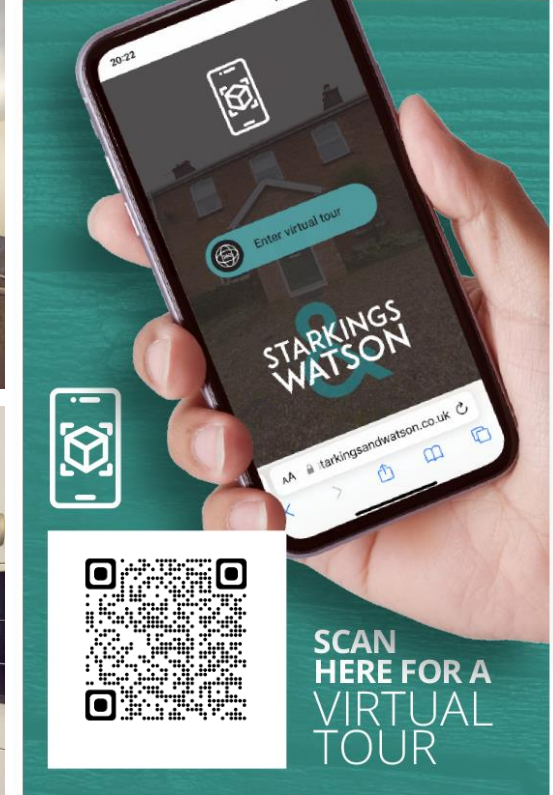
CROSSBILL CLOSE

Queens Hill, Norwich NR8 5FY

Freehold | Energy Efficiency Rating : TBC

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



- Terraced House
- Two Double Bedrooms
- Immaculate Presentation
- Open Plan Sitting and Dining Room
- Open Kitchen Space
- Family Bathroom and Cloakroom
- Enclosed Rear Garden
- Allocated Parking

IN SUMMARY

This Immaculately presented TWO BEDROOM mid terraced house is situated in the heart of the QUEENS HILL development with all amenities just a short walk away. The property is offered with a DOWNSTAIRS CLOAKROOM as well as a FAMILY BATHROOM. Downstairs you will benefit from the fantastic OPEN PLAN SITTING and DINING ROOM set up with uPVC French Doors leading to the ENCLOSED REAR GARDEN and you can make use of a very handy and larger than average under the stair STORAGE space. Downstairs is finished with an open KITCHEN space with ample wall and base mounted storage and a HIGH QUALITY finish. To the first floor you will find TWO DOUBLE BEDROOMS both with ample amounts of natural lighting coming from the uPVC windows with newly laid carpets underfoot. The property is served by an ALLOCATED PARKING space next to the property and a newly shingled REAR GARDEN with gated access to the rear.

SETTING THE SCENE

Nestled in the middle of this row of four homes you

will find the property slightly set back from the pavement with a small shingled frontage and raised concrete step into the composite front door with awning above. If you were to carry on passed the property slightly, the space opens up into the car park where you will find the allocated parking space a short walk from the front door.

THE GRAND TOUR

As you enter the front door the first thing you notice is the open plan living space ahead, finished downstairs with grey wooden flooring throughout which has recently been installed by the current owners. This deceptively large living space compromises of a fitted kitchen with ample wall and base mounted storage, plumbing for a washing machine and integrated electric oven with gas hob completed with an overhead extraction fan. Opposite the opening to the kitchen, you will find the cloakroom compromising of the toilet and ceramic wash basin. Heading towards the rear of the property the space opens up to create the perfect entertainment area in the form of a sitting/dining room with uPVC French Doors leading to the garden and a larger than average cupboard storage space found under the stairs. Heading up the freshly laid carpeting that lines the stairs and first floor living space you will arrive on the landing with two double bedrooms either side of you, both with large uPVC windows and carpeted flooring, and the main bedroom benefiting from ever handy built in storage. In the middle of both bedrooms sits the family bathroom comprising of a three piece suite, tiled



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



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

surround and a bath fitted with wall mounted shower head and screen.

THE GREAT OUTDOORS

To the rear of the property, as you leave through the uPVC French Doors, you will find yourself stepping into the low maintenance shingled rear garden surrounded by timber fence panels on both sides with timber rear gate access leading you down a small access pathway. With no property sitting directly behind your home this space does offer some privacy and with its unusual, elongated shape, also offers slightly more space than others in this terrace.

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 : NR8 5FY

What3Words : ///oven.paddle.stun

VIRTUAL TOUR

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

AGENTS NOTES

The allocated parking space is located in the communal parking space behind and to the right of the property.

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
554.3 ft²
51.5 m²

HYBRID ESTATE AGENTS
**STARKINGS
WATSON**

