

REDPOLL ROAD

# Queens Hill, Norwich NR8 5FZ

Freehold | Energy Efficiency Rating : B

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

# FOR SALE PROPERTY



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- Modern Town House
- Hall Entrance & W.C
- Kitchen/Breakfast Room
- Spacious Sitting Room
- Family Bathroom & En-Suite Shower Room
- Private Rear Garden
- Allocated Parking
- Sought After Location

#### IN SUMMARY

This deceptively spacious TOWN HOUSE is situated in the very popular development just on the outskirts of NORWICH CITY CENTRE, offering more SPACE and SIZE than you may first think! Set over THREE FLOORS, the living accommodation is WELL PROPORTIONED and WELL MAINTAINED by the current owners. On the ground floor, a KITCHEN/BREAKFAST ROOM is the perfect place to start those early mornings, with a large SITTING ROOM and W.C. On the first and second floors there are FOUR BEDROOMS, with one currently functioning as a HOME OFFICE, and the other as a family entertainment room - all being served by a separate FAMILY BATHROOM and NEWLY FITTED EN-SUITE. To the outside, a low maintenance enclosed rear garden and two allocated parking spaces complete the property.

#### SETTING THE SCENE

The property rises above two neighbouring smaller homes in a fitting manner, set almost directly on the approach road with a long bay of visitors parking spaces sitting outside the front of this and the neighbouring homes. A small garden with blue slate chipping sits below the kitchen window with a pathway to the front entrance.

#### THE GRAND TOUR

As you enter the front door you will step into the hallway with carpeted flooring underfoot, access to the stairs for the first floor and some ever handy 'under the stairs' storage. The cloakroom sits behind this comprising a two piece suite with a tiled splash back, adjacent to this is the kitchen/breakfast room with similar vinyl flooring to the cloakroom, rolled edge work surfaces with chrome sink and integrated gas hob with extraction above. There is an inlet for a stand alone fridge freezer, plumbing for both a dishwasher and washing machine as well as integrated electric oven and ample base and wall mounted storage, plus space towards the front of the property for a dining table. At the rear of the property is a brilliantly sized and very well lit family space in the form of the sitting room, with carpeted flooring underneath, carefully hidden electric wiring to the media wall with hidden TV points and ample wall mounted storage all whilst leaving more than enough room for a range of soft furnishing as well as uPVC French doors leading to the rear garden. The first floor comprises of a very well sized second bedroom with carpeted flooring, uPVC double glazed windows allowing the room to bask in natural light and ample space to furnish in any way deemed desirable to the new owners. This room currently serves as a second family room. The second bedroom on this floor is the smaller of the two also with carpeted flooring underneath and currently being used as a fully fitted and custom home office space. Finally, on this floor is the family bathroom comprising of three piece suite with the bath also having the use of a wall mounted shower head and tiled surround as well as a radiator. The second floor houses a further two double bedrooms both again with carpeted flooring, uPVC double glazed windows, gas fired radiators and ample



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space to configure as the new owners so wish. The larger of the rooms does also benefit from a newly fitted high quality en-suite shower room with walk-in rainfall shower and wall mounted shower head, high gloss tiled surround, vanity mirror with a light and de mister, heated towel rail and sink with built in storage and toilet.

#### THE GREAT OUTDOORS

Exiting into the low maintenance rear garden, there is a flagstone patio area immediately to the rear of the property leading to an artificial grass setting that makes way to a wooden built shed offering external storage all secured within the confines of timber fenced borders with gated access. This gated access leads you down a short concrete pathway to the car park opening where the new owners will have the usage of two parking spaces. Currently there is electric vehicle charging available in these spaces fitted by the current owners. The current owners will leave the ground cabling in place as well as the charging post however the charging points to the vehicle will be removed.

#### OUT & ABOUT

The development of Queens Hills is located on the fringes of Costessey. 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 5FZ

What3Words : ///minivans.alarm.stars

#### VIRTUAL TOUR

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

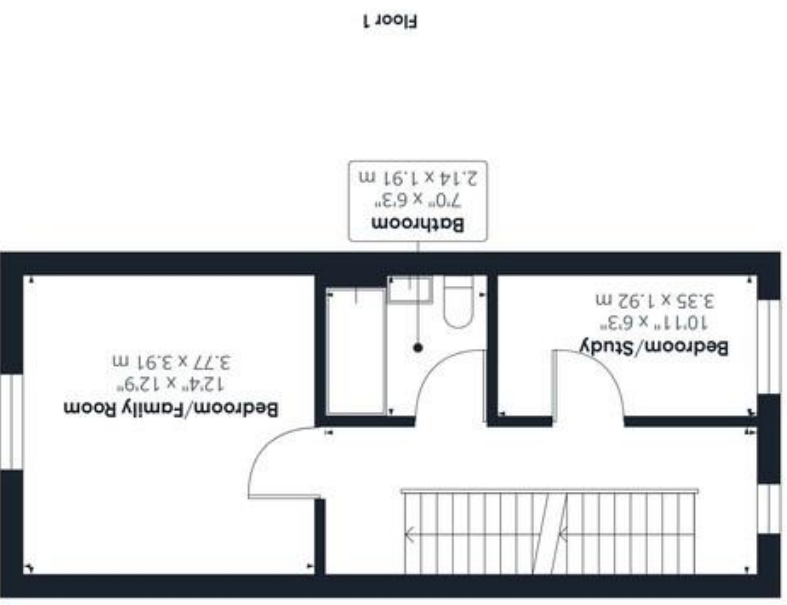
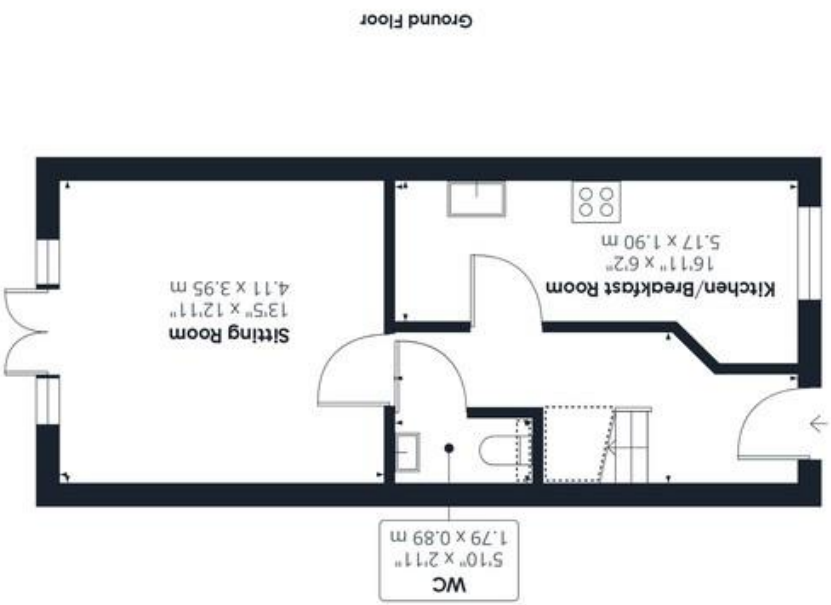
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Price:



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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.

Reduced bedroom (below 1.5m/4.92ft)

Excluding balconies and terraces

Approximate total area<sup>m</sup>  
1130.57 ft<sup>2</sup>  
105.03 m<sup>2</sup>

Reduced bedroom  
15.04 ft<sup>2</sup>  
1.4 m<sup>2</sup>

