

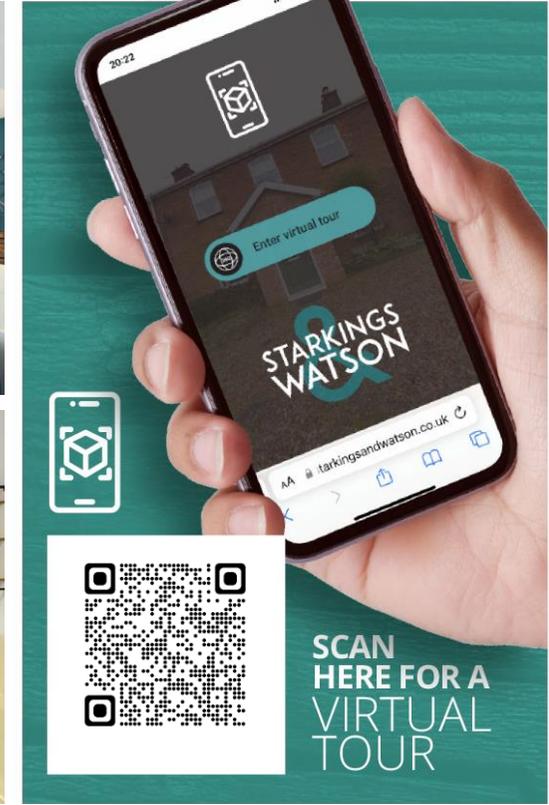
ALLAN BEDFORD CRESCENT

**Costessey, Norwich NR8 5HH**

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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- Detached House
- Ideal Family Home
- Open Plan Living Accommodation
- Family Bathroom & En-Suite
- Private Rear Garden
- Off Road Parking & Carport
- Immaculate Presentation Throughout
- Sought After Location

### IN SUMMARY

Uniquely configured DETACHED FAMILY HOME presented in STUNNING and immaculate condition by the current owners. An OPEN PLAN living space downstairs wraps around the downstairs space creating a distinctive and excellently functional flow. The SLEEK and MODERN kitchen space is BAY FRONTED and comes with a range of INTEGRATED APPLIANCES, this leads round to the 16' FT SITTING ROOM area with uPVC French doors leading to the rear garden. The VERSATILE LIVING SPACE also includes a downstairs CLOAKROOM. To the first floor you will have use of THREE DOUBLE BEDROOMS as well as a tiled FAMILY BATHROOM and EN-SUITE shower room with WALK-IN SHOWER. Externally there is ample OFF ROAD PARKING set under a carport and PRIVATE and ENCLOSED rear garden with extended patio area and lawn garden for the family to enjoy.

### SETTING THE SCENE

This property is situated on the corner of the road facing outwards into the oncoming street. The front is lined with a lawn garden and low level shrubs with a

concrete driveway sitting to the right of the property underneath a carport with tiled roofing.

### THE GRAND TOUR

This distinctively planned property is fantastically set around a central staircase with open plan living accommodation flowing throughout the ground floor. As you enter you are met with the staircase, internal storage cupboard and a choice of direction to travel in. Heading right, you will pass the cloakroom which is a two piece suite of a low level ceramic wash basin and toilet invaluable for any modern family home. Heading through to the kitchen and dining room space you will be met with a welcoming and stylish open plan space with integrated fridge freezer, dishwasher, double oven and gas cooker with extraction above set around a range of high gloss wall and base mounted storage and a dual aspect allowing the space to bask in natural light. Heading passed the rear of the stairs you will enter the sitting room with uPVC French doors to the rear garden and bay fronted window to the front also making this space dual aspect. A sleek and clinical finish throughout is clear to see in the decor all finished with tiled flooring throughout. Heading to the first floor and turning left you are met with the main bedroom with ample built in cupboard storage, carpeted flooring and gas fired radiator as well as the use of an en-suite shower room. The shower room has a walk-in shower with tiled surround sitting at the rear of the room with toilet, low level ceramic wash basin and radiator finishing off this space. Heading across the landing you will have access to the second bedroom slightly



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unconventional in its layout but just over 100 sq. ft in size leaving more than enough space for soft furnishings and two windows to the front of the accommodation. The third bedroom is more conventional in layout and size also with carpeted flooring and overlooking the front of the property. The family bathroom is also brilliantly decorated with stylish tiled surrounds, bathtub and handheld shower head, sink with vanity storage and toilet.

#### THE GREAT OUTDOORS

Immediately to the rear of the property is a new laid flagstone patio area surrounded by timber fencing with a gate leading to the parking. Behind this is a grass garden space extending passed the neighbouring garage to create a great space for the family to enjoy with planting borders too.

#### 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 a supermarket, whilst the A47 leads to Norwich and the A11.

#### FIND US

Postcode : NR8 5HH

What3Words : ///splints.note.poetry

#### 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.

(1) Excluding balconies and terraces

Approximate total area™  
 982.14 ft²  
 91.24 m²

