

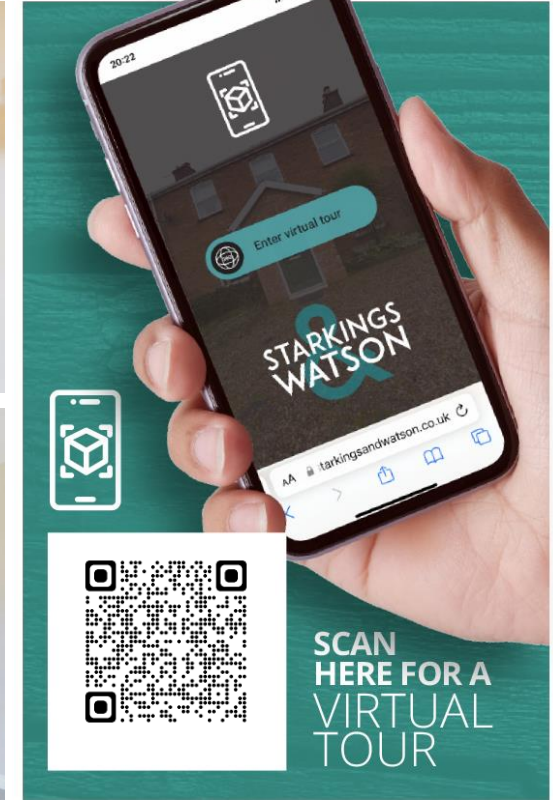
RON HILL ROAD

**Costessey, Norwich NR8 5GQ**

Freehold | Energy Efficiency Rating : C

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

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- End Of Terraced House
- Kitchen With Integrated Cooking Appliances
- 14' Sitting/Dining Room
- Family Bathroom & Cloakroom
- Two Double Bedrooms
- Private Rear Garden with Summer House
- Allocated Parking
- Perfect First Time or Investment

### IN SUMMARY

This END OF TERRACED HOUSE is the perfect FIRST TIME BUY or INVESTMENT purchase situated in the ever popular QUEENS HILL development with close links to the A47 and vibrant shopping facilities on your doorstep. Inside, this MODERN and SPACIOUS home offers VERSATILE LIVING SPACE as well as fantastically sized bedrooms all finished with IMMACULATE PRESENTATION by the current owners. Downstairs features a sleek kitchen, an inviting 14' OPEN PLAN sitting/dining room and DOWNSTAIRS CLOAKROOM leading up the stairs to TWO DOUBLE BEDROOMS and FAMILY BATHROOM in total spanning a total of just over 550 sq. ft. Externally there is ALLOCATED PARKING to the front and a LARGER THAN AVERAGE REAR GARDEN offering privacy and creating the perfect space for a FAMILY to enjoy.

### SETTING THE SCENE

To the very front, just off the road is a brick weave parking space which is followed by a shingle front garden and slab pathway leading you to the front door complete with awning above.

### THE GRAND TOUR

Heading inside you will find yourself on the wooden effect laminate flooring leading from the central hallway into the open plan living space at the rear of the property. The entrance hallway offers the perfect spot to remove your shoes, hang up your coat and keys before heading in. Immediately to your left, is the ground floor cloakroom complete with toilet and low level ceramic wash basin and a radiator all finished with a neutral and tasteful decor. Adjacent to this is the opening for the kitchen, the absence of the door enables the kitchen to become a more functional area creating more space and allowing more light to flood into the room. There are a range of wall and base mounted storage set around complimentary rolled edge work surfaces allowing additional space for a standalone fridge/freezer and offering plumbing for a washing machine and potential for a dishwasher or tumble dryer. The electric oven with gas hob is integrated into the work surfaces, with a stainless steel splash back and extraction fan above. Heading to the rear of the property you enter a very welcoming and open space that forms the sitting/dining room with additional integral storage under the stairs. Creating the ideal hub of the home this space offers the occupants a choice in potential layout of soft furnishings and gives access to the rear garden via uPVC French doors. Heading to the first floor all rooms can be accessed from the central landing. The front bedroom, currently functioning as a home office, is a good sized double room with integrated over the stair storage, uPVC double glazed window and radiator all set upon carpeted flooring. The bedroom at the rear of the property also offers built in storage in the form of wall-to-wall built in mirrored wardrobes with decorative panelling on the wall adjacent. This room has a rear facing aspect over



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the rear garden and is a great space to rest your head after a long day. Set in-between these two rooms is the family bathroom which is currently decorated in a neutral fashion offering a three piece suite formed of a bath with glass screen and wall mounted shower head, ceramic wash basin all set around a tiled surround and a toilet.

#### THE GREAT OUTDOORS

To the rear of the property is a seating area formed of patio slabs ideal for soaking up the summer sun with a cold beverage in hand or dining alfresco with friends and loved ones. The patio extends into a path to the side of the garden leading to the rear of the garden space which is fully enclosed by timber fencing with a shingle and bedded border on either side. The garden also offers a versatile summer house and side access leading to the front via a timber gate.

#### 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 5GQ

What3Words : ///conjured.question.reference

#### 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<sup>m</sup>  
 559.54 ft<sup>2</sup>  
 51.98 m<sup>2</sup>

