

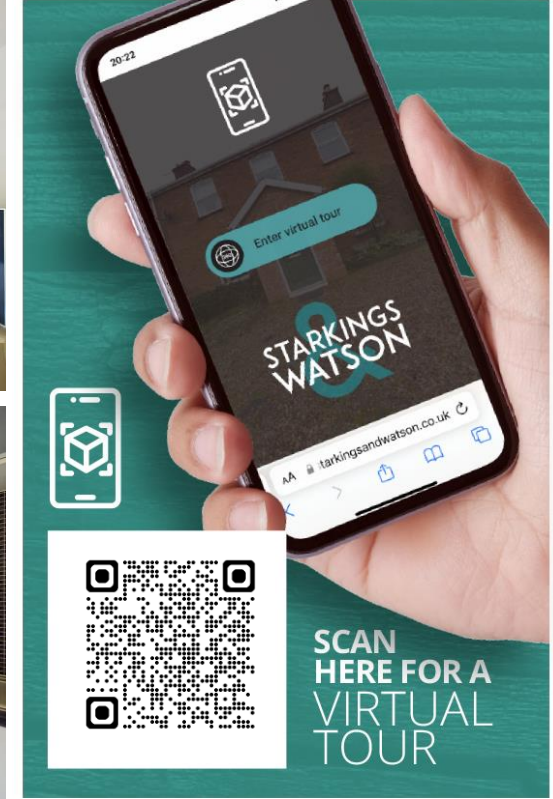
REDPOLL ROAD

# Queens Hill, Norwich NR8 5FZ

Freehold | Energy Efficiency Rating : C

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

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# STARKINGS & WATSON



- End Terrace Town House
- Kitchen with Integrated Appliances
- 13' Sitting Room into Rear Garden
- Four Bedrooms
- Family Bathroom & En-Suite
- Backing Onto Greenery
- Immaculate Presentation Throughout
- Off Road Parking & Garage

### IN SUMMARY

This IMMACULATELY PRESENTED end terrace TOWN HOUSE is situated on the edge of this popular development, with a gorgeous tree lined exterior providing beautiful views and privacy. The interior stretches to just over 1148 Sq. ft (stms), split over three floors. The spacious accommodation includes a KITCHEN/DINING ROOM with multiple INTEGRATED APPLIANCES, bright sitting room backing onto the rear garden and CLOAKROOM - all on the ground floor. The next two floors present FOUR BEDROOMS with the smaller currently forming the ideal HOME OFFICE/STUDY, all making use of the beautifully finished FAMILY BATHROOM, whilst the largest of the rooms has use of a sizeable EN-SUITE SHOWER ROOM. Externally, a well-manicured rear garden can be found with the property benefiting from OFF ROAD PARKING sitting in front of the GARAGE.

### SETTING THE SCENE

Tucked right on the edge of the development the property can be found set back from the street with parking bay in front of the property for visitors and

guests whilst the driveway and garage are slightly beyond the property. A flat awning sits above the main access door with alleyway running to the side of the property with timer gated access for the rear garden.

### THE GRAND TOUR

Stepping inside you will first notice the gleaming tiled flooring leading you through the accommodation past the stairs to the first floor and through to your left where the kitchen is found with a range of wall and base mounted storage tiled splash backs and an array of integrated appliances including a fridge/freezer, dishwasher, electric oven and gas hob with extraction above all before you find yourself in the dining area space with additional storage cupboard. Adjacent to this room is the two-piece cloakroom/toilet which is again, flawlessly presented whilst at the end of the hallway is the sitting room with carpeted flooring and uPVC French doors into the rear garden and windowed surround. On to the first floor, where the central hallway leads you to both bedrooms as well as the family bathroom, a beautifully presented three-piece suite which also includes a wall mounted electric shower over the bath. The larger bedroom on this floor sits at the rear of the property with tree lined views out the rear window whilst the smaller of the four bedrooms sits at the front of the property currently serving as a home office/study but would also make the ideal nursery or child's bedroom. The second floor gives way to two further bedrooms, both good sized doubles with the larger of the rooms facing the rear and benefiting from an en-suite



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shower room featuring a walk-in shower while the second room sits to the front with a Juliette balcony revealed behind uPVC French doors, this room is currently serving as a dress room with wall-to-wall storage but would make a sizeable double bedroom with integrated storage.

### THE GREAT OUTDOORS

Externally the theme of presentation continues into the rear garden with a flag stone patio area, fine gravel surround, lawn garden to the centre and another seating area to the very rear with planting borders running down each side. To the right of the property the long driveway can be found with end-to-end parking for multiple vehicles sat in front of the garage.

### 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 5FZ

What3Words : ///tomato.mock.thudding

### 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.

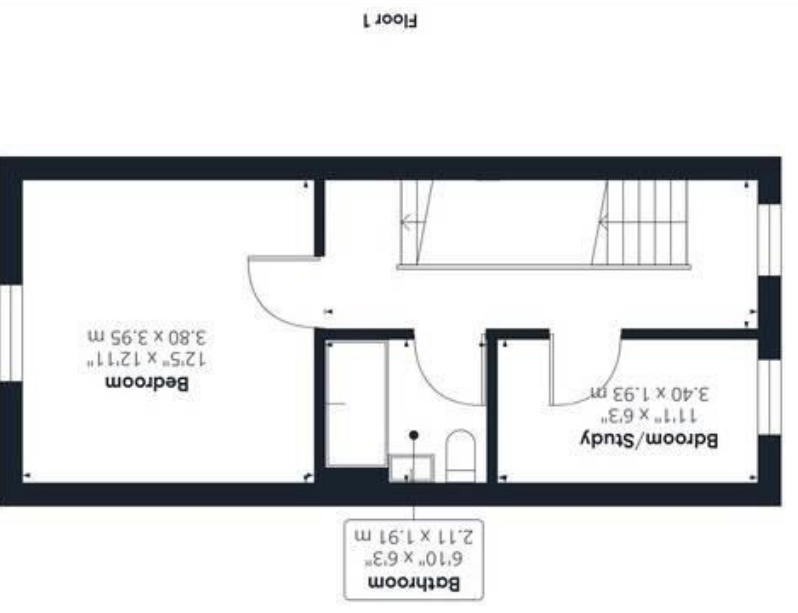
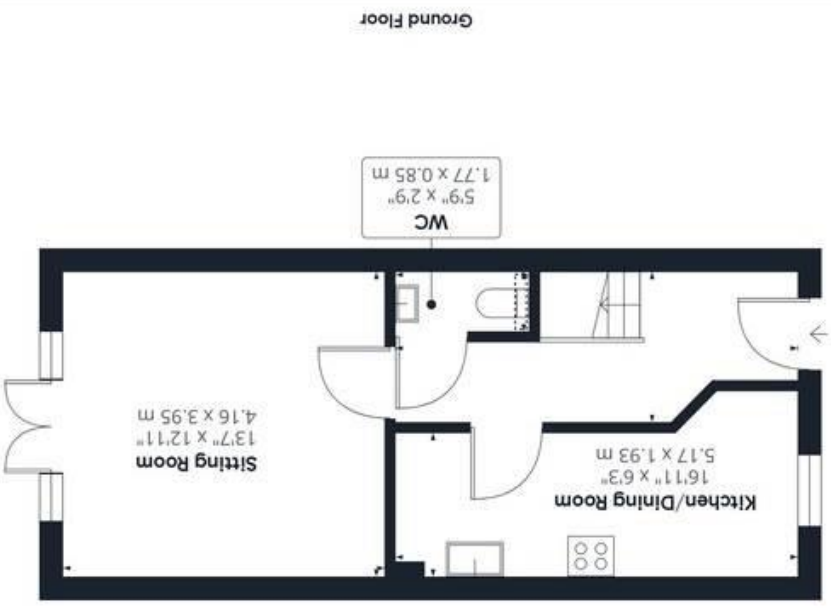
Price:



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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.

Reduced bedroom (below 1.5m/4.92ft)

(1) Excluding balconies and terraces

Approximate total area<sup>1</sup>  
1148.64 ft<sup>2</sup>  
106.71 m<sup>2</sup>

Reduced bedroom  
1.5 ft<sup>2</sup>  
0.14 m<sup>2</sup>

