

# BLYTH'S WOOD AVENUE

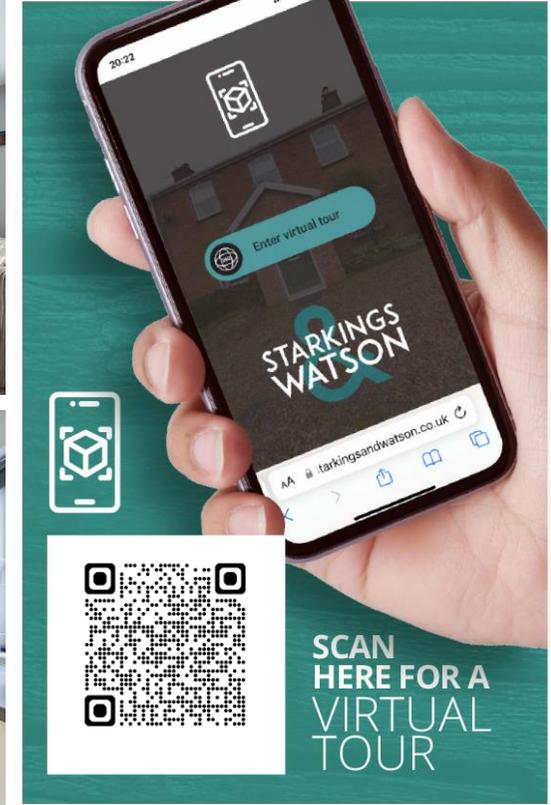
## Costessey, Norwich NR8 5HA

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

- Detached Family Home
- No Chain
- Backing Onto Woodland
- Separate 12' Sitting & 10' Dining Rooms
- Kitchen With Integrated Appliances
- Four Bedrooms
- Family Bathroom & En-Suite
- Off Road Parking & Garage

### IN SUMMARY

NO CHAIN. Situated peacefully on the edge of this development BACKING ONTO WOODLAND is this IMMACULATELY PRESENTED and well equipped DETACHED FAMILY HOME. Benefiting from a ground floor CLOAKROOM plus SEPARATE SITTING and DINING rooms as well as a kitchen boasting many INTEGRATED APPLIANCES and a UTILITY space the accommodation reaches a little over 1085 Sq. Ft (stms) in total. The first floor gives way to FOUR BEDROOMS with the largest having use of an EN-SUITE shower room plus the shared FAMILY BATHROOM. Externally, the PRIVATE REAR GARDEN offers the ideal spot to entertain while the GARAGE sits behind the driveway giving ample OFF ROAD PARKING.

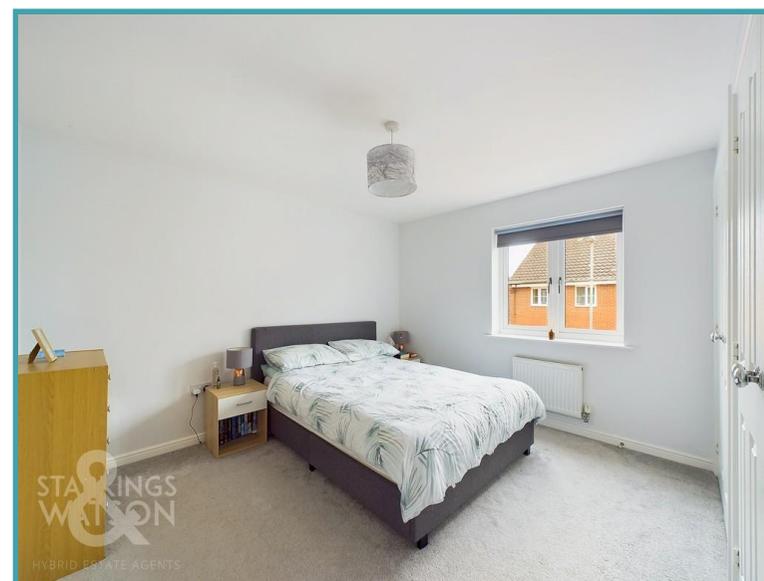
### SETTING THE SCENE

Heading down the quiet street the property emerges to your right with the driveway first leading down the side of the property with an access door to the side leading into the utility space. The front of the property is laid with a shingle front garden space and

planting edges with a pathway leading to the front porch entrance.

### THE GRAND TOUR

Stepping inside to the porch entrance, a handy later addition to the property, you have the ideal spot to slip off your shoes and coats before heading inside where you are met with the stairs to the first floor and central hallway complete with access into all living spaces as well as a well-proportioned two piece suite forming the cloakroom with a wall mounted radiator. The bay fronted sitting room occupies the front of the property, with large uPVC double glazed window to the front, all carpeted flooring and great size conducive to changing lay outs over time. The dining room sits towards the rear of the property with wooden effect flooring an uPVC French door leading directly into the rear garden which sits directly next door to the kitchen. Stepping into the kitchen, complete with full underfloor heating, you will be met with an array of wall and base mounted storage units with a tastefully decorative tiled surround and integrated appliances including oven and hob with extraction above, dishwasher, fridge, freezer and additional wine fridge. This space opens into the utility space, with additional storage plus under the counter space for a tumble dryer and plumbing for a washing machine sitting next to the access door that leads directly on to the driveway. The first floor landing gives access to all four bedrooms plus an additional storage cupboard as well as the three piece family bathroom complete with wall mounted gas radiator. The second and third bedrooms are both



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located at the rear of the property overlooking the garden with carpeted flooring, both being double rooms however the smaller currently serves as a study. The smallest of the four bedrooms sits towards the front of the property, the ideal nursery or potential study, currently serving as a dress room or ideal smaller bedroom. Finally, the main bedroom sits towards the front of the property also, with double built in wardrobes and a well-appointed en-suite shower room with a walk-in shower and additional vanity storage.

### THE GREAT OUTDOORS

The rear garden immediately offers a timber deck seating area ideal for hosting or enjoying the peaceful bird song coming from the woodland to the rear, with a pergola tucked in the corner with raised wooden deck set around the lawn garden space.

### 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 5HA

What3Words : ///refuse.cakewalk.deals

### VIRTUAL TOUR

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

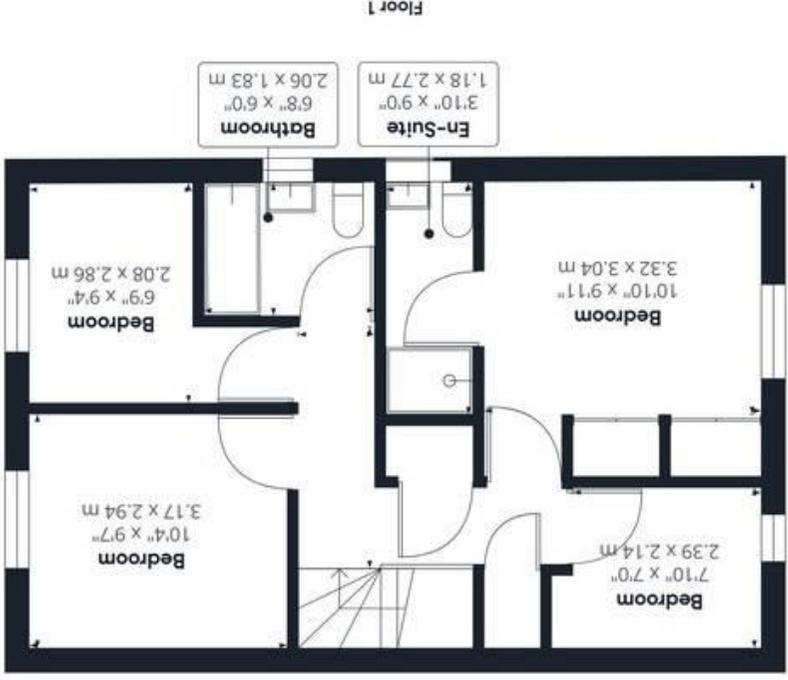
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Price:



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Approximate total area<sup>m</sup>  
1085.95 ft<sup>2</sup>  
100.89 m<sup>2</sup>

(1) Excluding balconies and terraces.

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.