

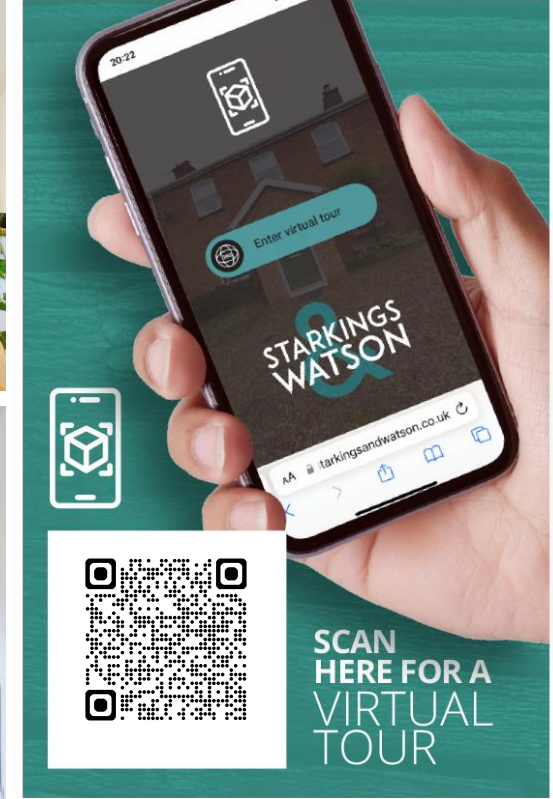
SOLARIO ROAD

Queens Hill, Norwich NR8 5EJ

Freehold | Energy Efficiency Rating : C

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

FOR SALE
PROPERTY



arla | propertymark
PROTECTED

naea | propertymark
PROTECTED

The Property
Ombudsman

For our full list of available properties, or
for a FREE INSTANT online valuation visit

starkingsandwatson.co.uk

BEST
ESTATE AGENT GUIDE
AWARDS 2023
WINNER
(HONOURS)
AWARDED FOR
MARKETING | SERVICE | RESULTS

BEST
ESTATE AGENT GUIDE
AWARDS 2023
WINNER
LETTINGS
AWARDED FOR
MARKETING | SERVICE | RESULTS

STARKINGS
&
WATSON

- Detached Family Home
- 16' Sitting Room
- 16' Open Kitchen/Dining Room
- Three Bedrooms
- Family Bathroom & En-Suite
- Private & Enclosed Rear Garden
- Off Road Parking & Garage
- Ideal First Time Buy or Family Home

IN SUMMARY

A spacious and recently decorated DETACHED HOUSE situated on this ever popular development, with all local amenities, schools and travel links within walking distance, whilst being offered in wonderful condition. The VERSATILE living accommodation includes a ground floor CLOAKROOM, sizeable SITTING ROOM and open KITCHEN/DINING ROOM with INTEGRATED APPLIANCES - backing onto the rear door with uPVC French doors. THREE BEDROOMS occupy the first floor as well as a THREE PIECE FAMILY BATHROOM, the larger of the rooms having access to the EN-SUITE SHOWER ROOM and all benefiting from PRIVATE and ENCLOSED REAR GARDEN, car port, GARAGE and OFF ROAD PARKING - making this the ideal FAMILY HOME or FIRST TIME PURCHASE.

SETTING THE SCENE

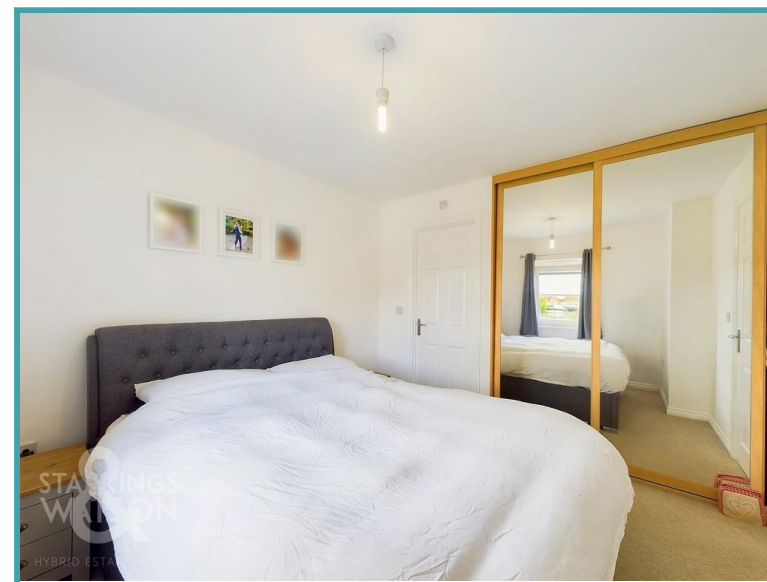
The property sits proudly at the end of the access street, with a manageable artificial lawn garden space to the front with colourful planting borders and low level hedges where the driveway, carport and garage can be found to the left of the property with a timber

gate leading into the rear garden.

THE GRAND TOUR

Stepping inside you will find the neatly finished neutral decor from the get go in the central hallway which gives access into all living spaces, stairs for the first floor and under the stairs storage plus the two piece cloakroom immediately to your right with frosted glass double glazed window to the front and a low level gas radiator. To your left the property opens into the inviting sitting room, with ample floor space for soft furnishings on all carpeted flooring and French doors separating this space from the kitchen/dining room while also allowing it to stay open and create a brilliant flow between the spaces which could be permanently opened if so desired.

The kitchen space comes with a multitude of wall and base mounted storage with rolled edge work surfaces giving way to an integrated oven hob and electric oven with extraction above plus inlet and plumbing for a washing machine with additional space for a fridge/freezer all leading to the dining area with room for a formal dining table looking into the rear garden via the French doors. The first floor landing gives access to all three bedrooms, built in storage cupboard and three piece family bathroom with part tiled surround, wall mounted shower head over the bath and gas radiator with a towel rail above. The smaller of the rooms is found at the top of the stairs, currently serving as a study. This space would make the ideal nursery or single bedroom, with a rear facing aspect while the room with the largest floor space sits next door, also occupying the rear of the



To arrange an accompanied viewing please call our Costessey Office on **01603 336446**



property, this sizeable double room has more than enough space for a large bed and additional storage options with carpeted flooring. The main room sits at the front of the property, although with a smaller floor plan, this room does benefit from a built in wardrobe, uPVC double glazed window and three piece en suite shower room complete with a corner shower unit and radiator.

THE GREAT OUTDOORS

Immediately as you exit via the French doors in the dining area you will find yourself stood upon a smaller flagstone area while the majority of the garden is laid to lawn with a timber fence surround, raised planting beds at the very bottom of the garden and a 'wild garden' located behind the garage 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 5EJ

What3Words : ///interrupt.scarves.repaid

VIRTUAL TOUR

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

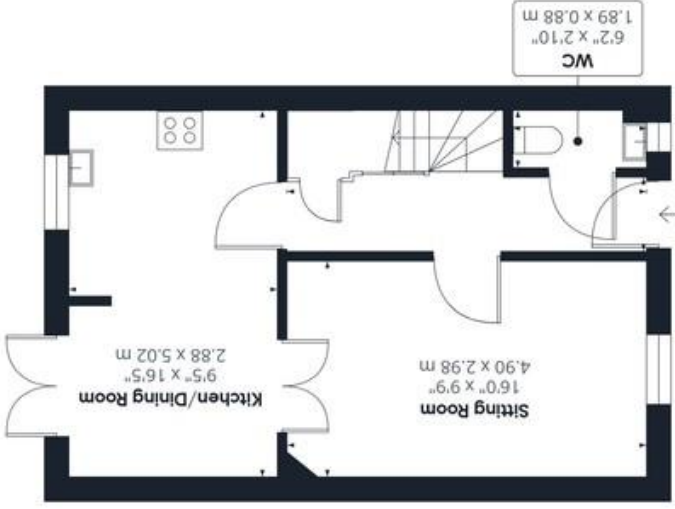
Disclaimer: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.

Price:

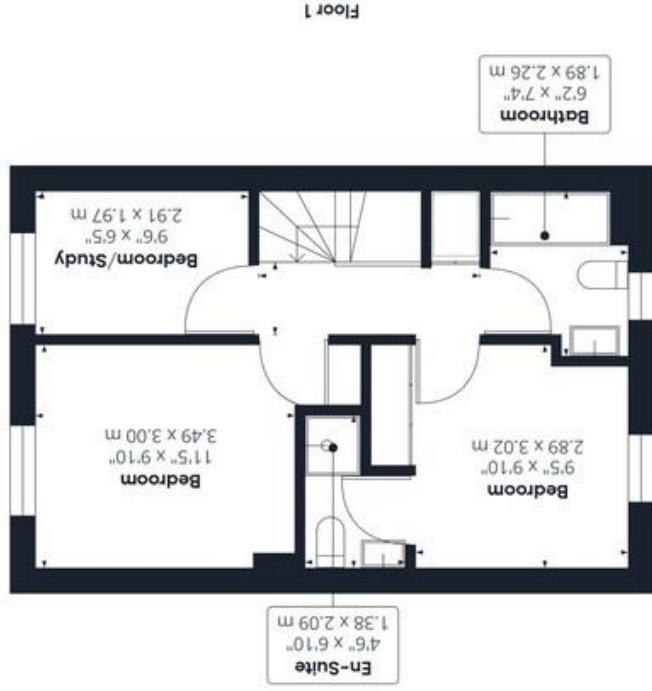


For our full list of available properties, or for a FREE INSTANT online valuation visit

starkingsandwatson.co.uk



Ground Floor



Floor 1

Approximate total area^m
800.06 ft²
74.33 m²

(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.