

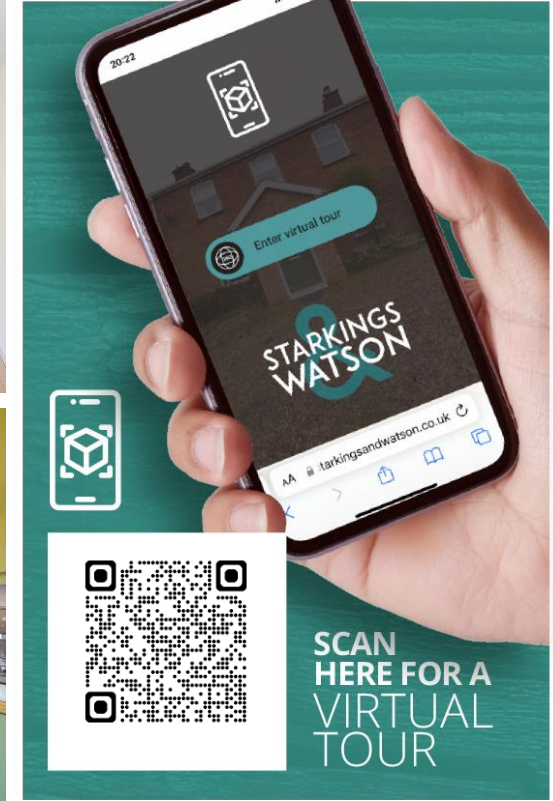
HERON ROAD

Costessey, Norwich NR8 5FJ

Freehold | Energy Efficiency Rating : C

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

FOR SALE
PROPERTY



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STARKINGS
&
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- Semi Detached House
- Open Plan 16' Sitting/Dining Room
- Kitchen with Integrated Appliances
- Family Bathroom & En-Suite
- Three Bedrooms
- Off Road Parking & Garage
- 2023 Installed Boiler
- Ideal First Time Buy or Investment

IN SUMMARY

An immaculately finished SEMI-DETACHED home benefiting from a 2023 INSTALLED GAS BOILER and offering 793 Sq. Ft (stms) of accommodation. As you enter the central hallway gives you access in to the cloakroom, OPEN PLAN 25' sitting/dining room with uPVC French doors into the PRIVATE REAR GARDEN and kitchen with INTEGRATED APPLIANCES. The first floor opens to offer THREE BEDROOMS with the main making use of an EN-SUITE shower room and all having use of the family bathroom. Externally, the property offers OFF ROAD PARKING and a brick GARAGE all set within this ever popular development with all local amenities within walking distance.

SETTING THE SCENE

The property is set back within an opening in the development behind a grass verge and low level brick wall with a flagstone frontage and awning above the front door.

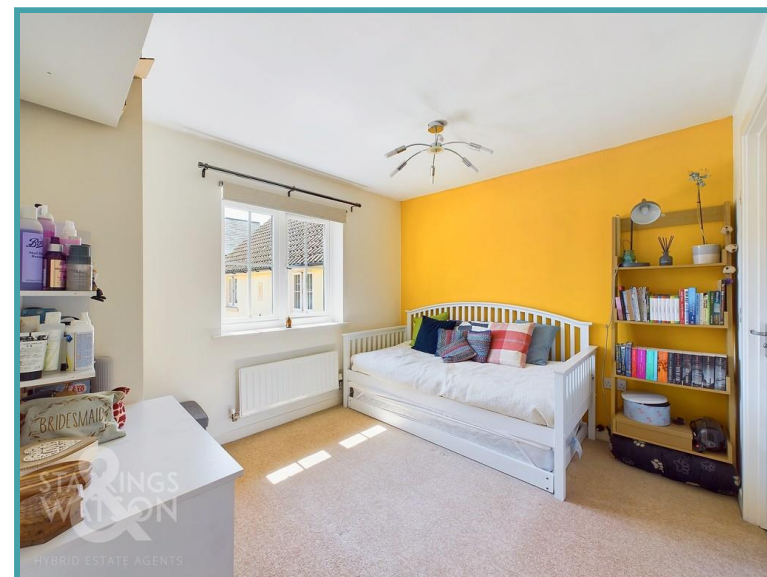
THE GRAND TOUR

As you enter the central hallway you are met with

access into all living accommodation on the ground floor as well as under the stair storage, stairs to the first floor and the two piece cloakroom with wooden effect flooring, frosted uPVC double glazed window and gas radiator. To your left is the brilliantly spacious sitting/dining room, a dual aspect living space measuring some 25' in length with a formal dining room space with French uPVC double glazed doors into the rear garden. The first floor landing gives access in to all three bedrooms, handy storage cupboard and the recently re-fitted bathroom with tiled surround, shower over the bath and radiator. The main bedroom sits at the front of the property, with carpeted flooring and built in wardrobes this room also makes use of the three piece en-suite shower room with wood effect flooring and part tiled surround. The second bedroom is a generous double room with a rear facing aspect and integrated storage nestled behind the door currently used as the main room while the smaller of the three rooms sits next door, currently serving as a home office/study, this space could easily function as a single bedroom, nursery or maintain its current function, perfect for working from home.

THE GREAT OUTDOORS

The rear garden immediately offers a flagstone patio seating area with additional smaller patio towards the rear of the garden. The rest of the space is predominantly laid to lawn with timber fence surround and gate leading to the parking and garage space behind the property.



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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 5FJ

What3Words : ///refills.pulses.lightens

VIRTUAL TOUR

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

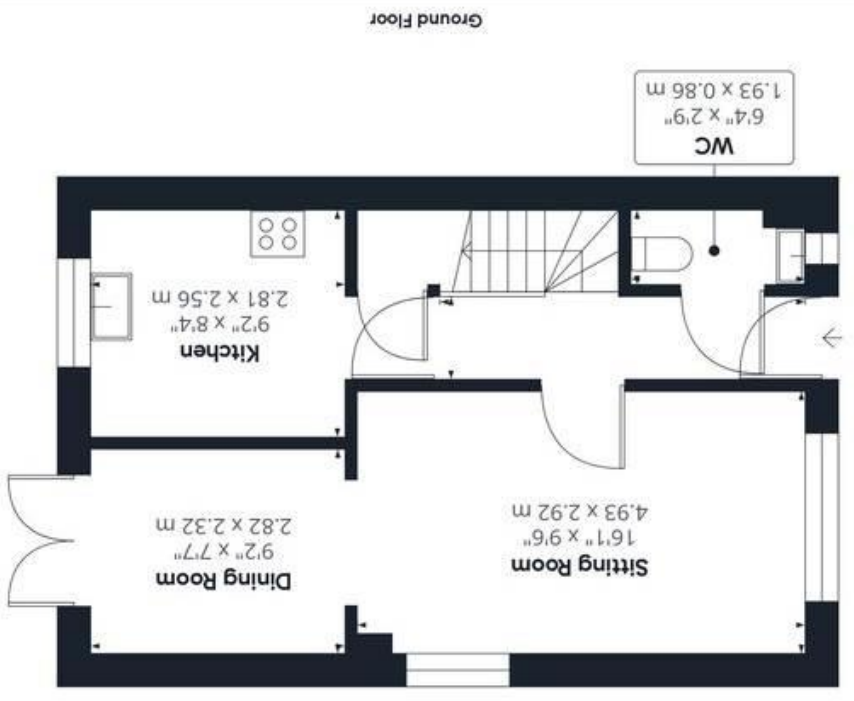
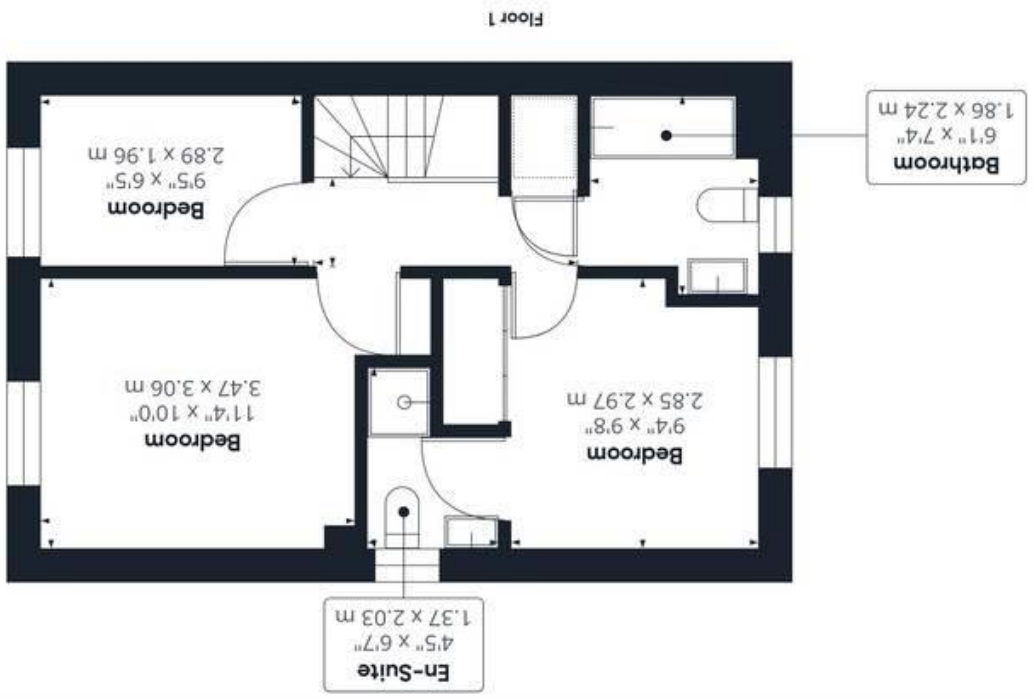
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Price:



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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^m
 793.73 ft²
 73.74 m²

