

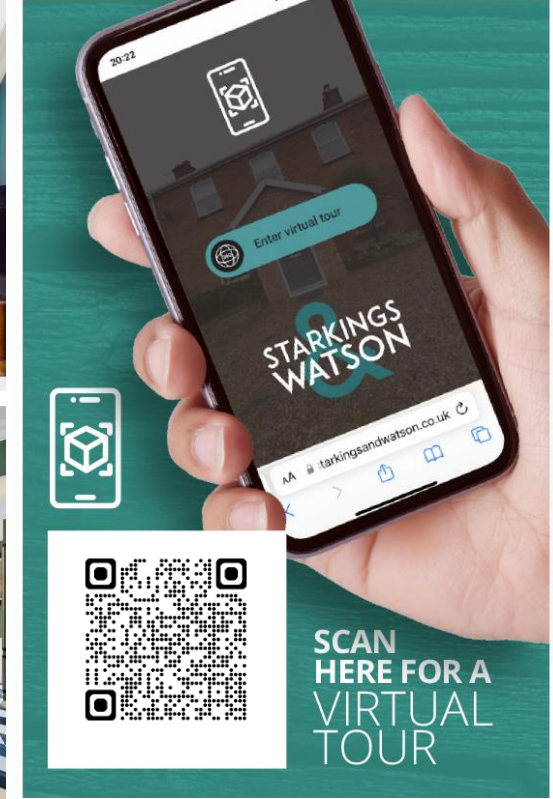
SILVO ROAD

# Queens Hill, Norwich NR8 5EL

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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- Semi-Detached House
- Immaculate Presentation Throughout
- Dual-Aspect 21' Sitting Room
- Open Plan Kitchen & Dining Room
- Three Bedrooms
- Family Bathroom, En-suite & Cloakroom
- Landscaped Rear Garden
- Off Road Parking & Carport

#### IN SUMMARY

NO CHAIN. An impressive SEMI-DETACHED HOUSE presented in IMMACULATE CONDITION benefiting from multiple alterations and improvements to create an OPEN PLAN living accommodation with a welcoming and sociable feel. The ground floor offers a 21' bay fronted SITTING ROOM with uPVC French doors into the rear garden, DUAL ASPECT kitchen/dining room and a CLOAKROOM while the first floor opens to give use of THREE BEDROOMS, the smaller functioning as a STUDY whilst the larger room boasts an open style EN-SUITE SHOWER ROOM and built in WARDROBES with all three sharing use of the three piece FAMILY BATHROOM. Externally, the property offers OFF ROAD PARKING situated underneath a shared CARPORT with TWO ELECTRIC CAR CHARGERS, and a landscaped REAR GARDEN, ideal for entertaining and alfresco dining.

#### SETTING THE SCENE

The property is peacefully nestled in the corner of this ever popular development tucked on the outskirts for privacy at the end of this quiet cul-de-sac. As the road opens the property emerges to your right with the parking being found just beyond the property with the shared covered car part, which benefits from two

Podpoint electric car chargers installed whilst additional parking can be utilised directly In front of your home.

#### THE GRAND TOUR

Stepping inside you will first notice the tasteful décor within the central lobby style entrance giving access to all living spaces on the ground floor, stairs for the first floor, handy storage cupboard and two piece cloakroom with frosted uPVC double glazed window and vanity storage. Turning to your right will bring you into the wonderfully well-lit living space of the sitting room with a box bay fronted window and uPVC French doors leading into the rear garden. The carpeted flooring leaves ample floor space for soft furnishings whilst modern radiators and an electric fireplace all create a cosy and inviting atmosphere. The left hand side of the property is formed of the kitchen/dining room space, formally separated this space has been opened up to create a more open plan feel, ideal for family living whilst another tall box bay window allows light to flood in from the front with additional uPVC double glazed windows to the rear as well as an access door into the rear garden. Stepping beyond the formal dining space, the kitchen offers an array of wall and base mounted storage giving way to an integrated induction hob and dual oven with extraction above leaving additional space for further appliances with plumbing for a washing machine and dishwasher. The first floor landing grants access to all three bedrooms as well as the exquisitely finished three piece family bathroom featuring a modern tiled surround, dual shower heads over the bath and vanity storage. The smaller of the three bedrooms is currently used as a study however would make a larger single bedroom or nursery, the versatility of this room can fit the purposes of an array of buyers. Sitting next to this room is the



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second bedroom, a sizeable double bedroom with another beautiful bay fronted window and offering built in floor to ceiling wardrobes with carpeted flooring throughout. The main bedroom is an exquisite presentation of space, remodelled by the current owners to create a much more spacious feel with large floor to ceiling built in wardrobes, bay fronted uPVC double glazed window opening into the shower room featuring dual sinks with vanity storage, large shower unit and a heated towel rail.

#### THE GREAT OUTDOORS

The low maintenance rear garden has been landscaped and altered in a way that is conducive to a more sociable feel with attractive shingle and bark chippings found under foot. The garden also boasts multiple colourful plants and bordered with a tall timber pergola set upon a flag stone patio area being the focal point of the garden, perfect for dining alfresco or enjoying the company of family and friends well into the warm summer evenings.

#### OUT & ABOUT

The development of Queens Hill 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 5EL

What3Words : ///dissolve.expansion.clays

#### VIRTUAL TOUR

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

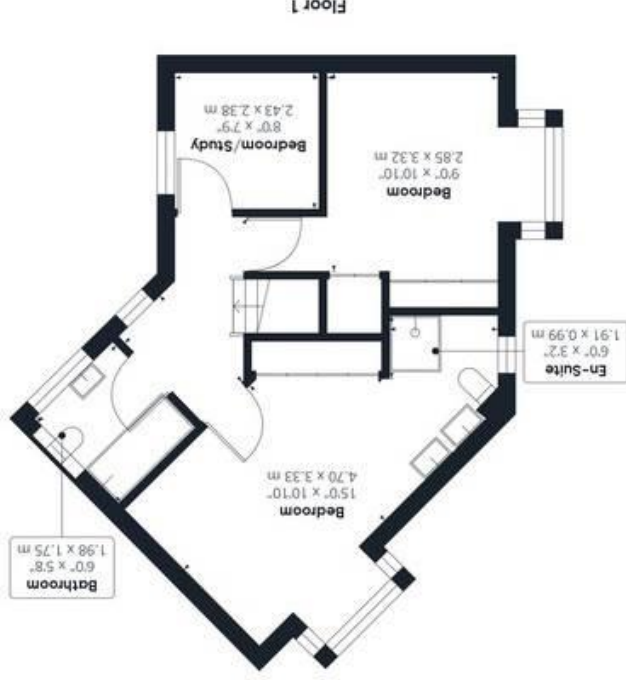
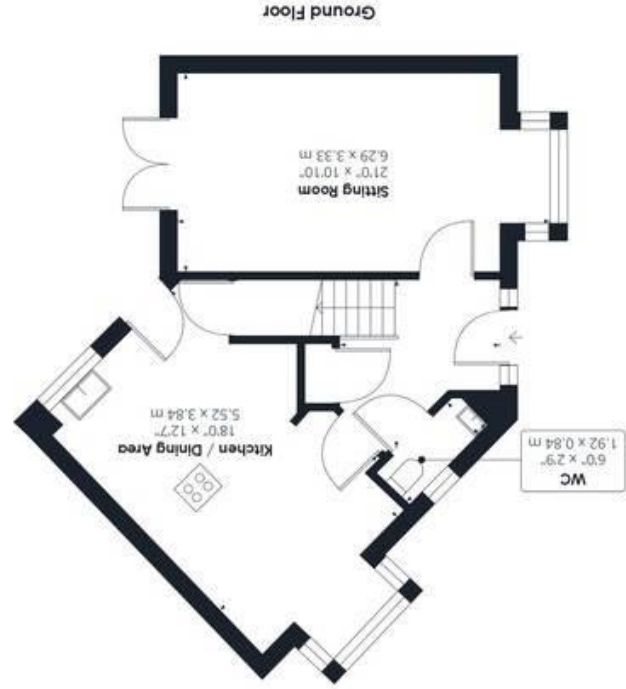
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Price:



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Approximate total area<sup>m</sup>  
1092.86 ft<sup>2</sup>  
101.53 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.