

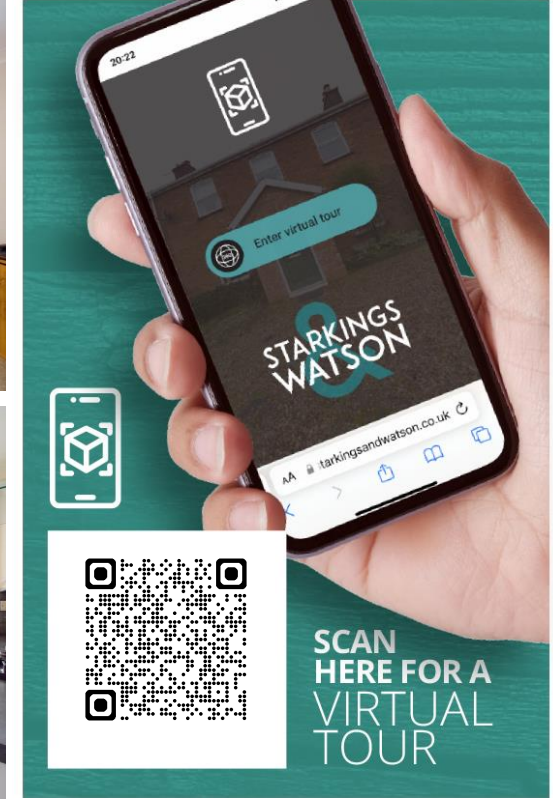
GREEN HILLS CLOSE

Costessey, Norwich NR8 5AE

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 & WATSON

- Mid-Terrace Bungalow
- Ample Off Road Parking
- 14' Sitting Room
- Newly Installed Kitchen with Integrated Appliances
- Two Double Bedrooms
- Modern Family Bathroom
- Non Overlooked Gardens to Rear
- Short Walk To All Amenities

IN SUMMARY

A brilliantly presented and recently REFURBISHED terraced BUNGALOW, situated on this quiet CUL-DE-SAC with stunning tree lined distant FIELD VIEWS. Benefiting from a multitude of improvements the internal space reaches some 723 SQ. FT (stms), including a 14' sitting room, TWO DOUBLE BEDROOMS, modern fitted bathroom with shower, UTILITY ROOM, OPEN PLAN kitchen/dining room with INTEGRATED APPLIANCES leading to a conservatory to the rear with an elevated view of the PRIVATE REAR GARDEN. New LED lighting throughout and a new fuse box fitted with NICEIC certificate. The garden has been manicured and landscaped to create the ideal space to relax. The front of the property offers ample OFF ROAD PARKING.

SETTING THE SCENE

As you turn into this quiet cul-de-sac the road slowly slopes downwards with the property emerging to your left opening with a large shingle driveway suitable for multiple vehicles with a raised planting

bed set behind a low level brick wall and raised steps towards the front door with iron railings either side.

THE GRAND TOUR

As you step inside you are first met with the central hallway which grants access in to all living spaces within the home with wooden effect flooring and gas radiator. Immediately to your right is the sitting room measuring some 14' in length this well-lit living space has carpeted flooring and allows for a multitude of soft furnishings. Directly opposite this room is the second bedroom currently functioning as a study. This room has carpeted flooring and a large uPVC double glazed window to the front with enough floor space to function as a smaller double room or a generous single/guest bedroom. The main bedroom sits at the rear of the property, with an elevated view out of the uPVC double glazed window into the rear garden, two built in storage spaces, gas radiator and ample floor space for an array of soft furnishings. The three piece family bathroom has recently been updated to create a sleek modern finish with a shower over the bath, heated towel rail and a tiled finish with wooden effect flooring. the rear of the property is formed by the versatile and sociable space that is the kitchen and dining room in an open plan fashion, this space backs into the rear garden via the conservatory with wooden steps down into the garden. The kitchen comes with an array of wall and base mounted storage, tiled splash backs plus an integrated oven and gas hob with extraction above leading to the formal dining area in front of the sliding doors into the all uPVC double glazed



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conservatory. Within the kitchen there is also a handy pantry/utility cupboard and additional space ideal for a stand-alone fridge/freezer. The boiler for the property is a gas combination boiler and can be found in the loft, this was installed in 2021.

THE GREAT OUTDOORS

The garden has been meticulously landscaped with a shingle walk way leading to both a lawn area with colourful planting beds and a flagstone patio seating area, ideal for soaking in the evening sun. The corner of the garden houses a new timber shed, bespoke made with electricity measuring 10'x8', while a timber gate leads down the side of the property to the front.

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 5AE

What3Words : ///elaborate.fake.jacket

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.

(1) Excluding balconies and terraces

Approximate total area¹
723.66 ft²
67.23 m²

