

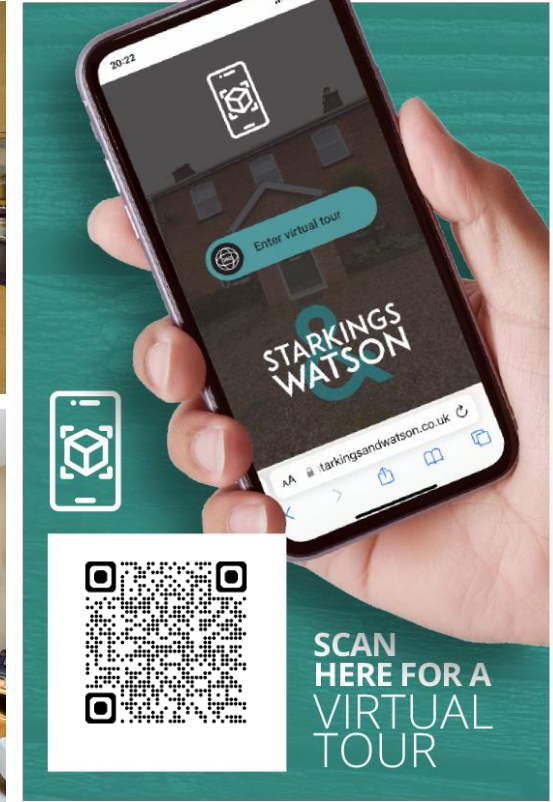
POCHARD STREET

Queens Hill, Costessey NR8 5FP

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



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

starkingsandwatson.co.uk



STARKINGS & WATSON

- Stunning Immaculate Finish
- End-Terrace Townhouse
- Private Cul-De-Sac Position
- Open Plan Sitting/Dining Room
- Three Spacious Double Bedrooms
- Main Bedroom with Dressing Room & En Suite
- Landscaped Mature Garden
- Garage & Parking

IN SUMMARY

NO CHAIN. This STUNNING IMMACULATELY PRESENTED end-terrace townhouse occupies a courtyard style cul-de-sac position, with PARKING and a GARAGE. Outside, a LANDSCAPED MATURE GARDEN offers a fantastic entertaining space, with FRENCH DOORS from the sitting room. Accommodation is arranged over three floors, with each room being spacious and finished with uPVC DOUBLE GLAZING and gas fired CENTRAL HEATING. The accommodation comprises a hall entrance with STORAGE, cloakroom, MODERN KITCHEN/BREAKFAST ROOM and open plan sitting/dining room. The first floor offers TWO DOUBLE BEDROOMS and the family bathroom, with the top floor dedicated to a SPACIOUS MAIN BEDROOM with fully fitted DRESSING ROOM and EN SUITE SHOWER ROOM. The immaculate presentation truly enhances the space, which coupled with the outside space, creates an IDEAL FAMILY HOME.

SETTING THE SCENE

Off from the main street of the development you will

find a courtyard style entrance with multiple properties bordering with this townhouse situated in the far right corner. Driving underneath the coach house entrance to your right will lead you to a second courtyard where you will find the allocated off road parking set in front of the brick garage with a timber side access gate leading you directly into the rear garden space.

THE GRAND TOUR

Stepping inside you are first met with the central hallway with wood effect flooring underfoot, handy storage cupboard and stairs to the first floor, while immediately to your right is the two piece cloakroom with frosted glass window to the front, tiled flooring and radiator. The kitchen can be found to your left with a front facing aspect, tiled flooring and colourful tiled splash backs. The kitchen offers an array of wall and base mounted storage with integrated appliances such as gas hob, electric oven with extraction above and fridge freezer whilst leaving enough space for a breakfast table if wanted. The rear of the property opens up to form a fantastically spacious sitting/dining room with French uPVC doors leading out into the rear garden. This space has carpeted flooring, built in storage cupboard and ample floor space for both a formal dining table and lounge suites with choice of soft furnishings. The first floor landing splits in two directions leading to two double bedrooms whilst directly ahead is the three piece family bathroom with part tiled surround and shower head with the bath, vanity storage and radiator. To both your left and right from the landing are two



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



double bedrooms, one occupying a front facing aspect and the other a rear. Both are good sized double bedrooms with ample space for a double bed and additional storage units with carpeted flooring while the second floor leads you to the larger main bedroom with vaulted ceilings, built in storage cupboard and bespoke fitted dressing room area with a multitude of built in wardrobes and storage units with the en-suite shower room sitting just through from here with Velux window, vaulted ceilings and walk in shower unit.

THE GREAT OUTDOORS

Externally, as you leave via the sitting room, you are first met with a flagstone patio area ideal for entertaining or enjoying the summer sunshine, with the rest of the garden being laid to lawn all enclosed with timber fencing to the side and rear. Additional privacy comes via a tall bamboo screen at the very rear of the garden whilst behind the brick wall to your right is the pathway leading directly out into the parking area.

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 a supermarket, whilst the A47 leads to Norwich and the A11.

FIND US

Postcode : NR8 5FP

What3Words : ///tonal.replied.soccer

VIRTUAL TOUR

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

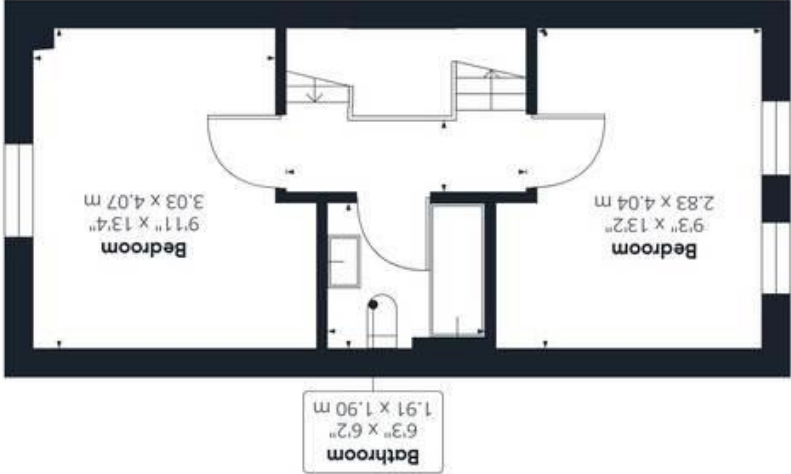
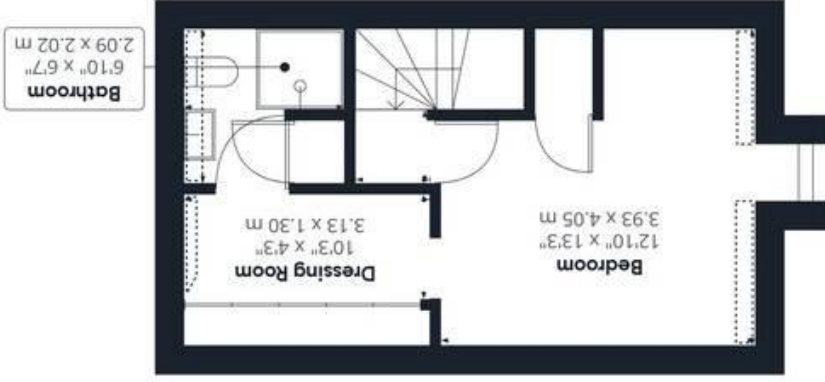
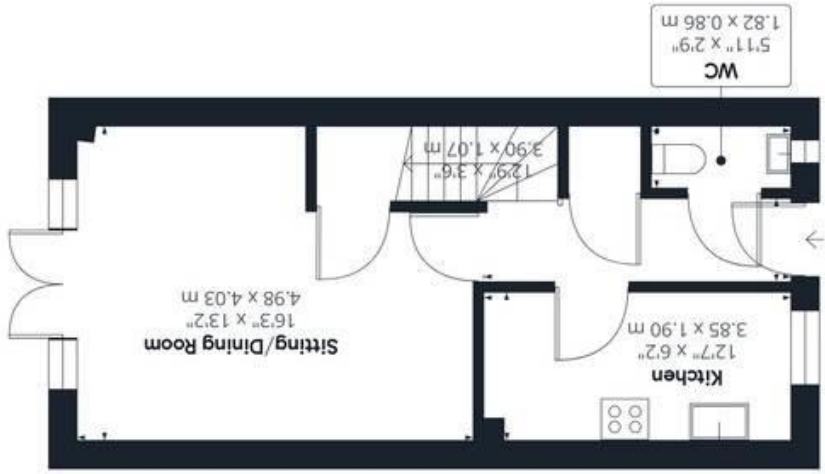
Disclaimer: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers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



Approximate total area^m
1045.82 ft²
97.16 m²
Reduced headroom
15.39 ft²
1.43 m²

(1) Excluding balconies and terraces

(2) Reduced headroom
(below 1.5m/4.92ft)

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.