

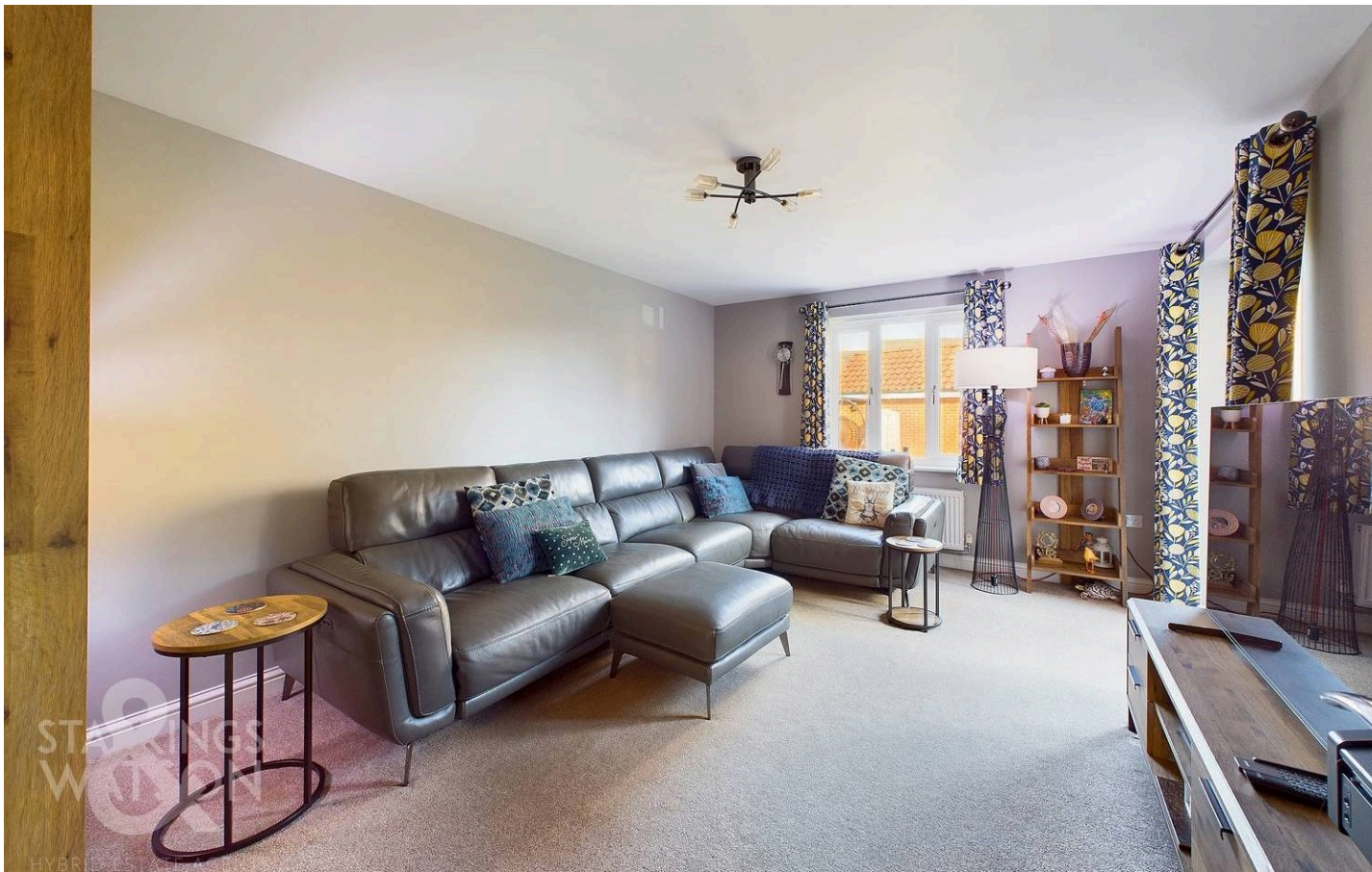


Foxhouse Road, Costessey - NR8 5HL

**STARKINGS  
&  
WATSON**

HYBRID ESTATE AGENTS





## Foxhouse Road

Costessey, Norwich

Situated towards the edge of the popular development this DETACHED FAMILY HOME sits proudly offering a spacious interior reaching some 1310 Sq. ft in total (stms). The ground floor accommodation allows for VERSATILITY in its use with a STUDY/HOME OFFICE space, separate DUAL ASPECT sitting room and DINING ROOM, kitchen opening into a UTILITY ROOM plus ground floor W.C. The first floor gives way to FOUR DOUBLE BEDROOMS, all having use of the FAMILY BATHROOM whilst with the main bedroom benefits from an EN-SUITE shower room. Externally, a recently landscaped PRIVATE REAR GARDEN is suitable for hosting family and friends whilst being conducive to modern family living, backing onto a driveway for OFF ROAD PARKING and a GARAGE with EV charging point.



Council Tax band: E

Tenure: Freehold

EPC Energy Efficiency Rating: C



- Detached Family Home
- 16' Dual Aspect Sitting Room
- Kitchen/Dining Room into Utility Room
- Study/Home Office
- Four Double Bedrooms
- Family Bathroom & En-Suite
- Private & Enclosed Rear Garden
- Off Road Parking & Garage

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.

#### SETTING THE SCENE

The property is nestled towards the edge of this popular family development within a quiet close and tucked behind tall privacy giving hedges at the front of the home. A shared access leads you towards the rear of the property where a private driveway can be found sitting in front of the detached brick garage with electrical vehicle charging point. Stepping just beyond the tall hedges at the front is the main entrance with an awning above and shingle frontage.



## THE GRAND TOUR

As you step inside you are met with a tall and bright lobby with all wood effect flooring underfoot, wall mounted radiator, understairs storage cupboard and two piece WC complete with wall mounted radiator and a frosted glass window to the side of the home. Immediately to your right as you enter is a versatile room, currently used as a study has carpeted flooring and fitted storage with a front facing double glazed window. A separate dining room comes towards the left off the hallway with carpeted flooring underfoot, large uPVC double glazed window to the front with radiator below, this room currently houses a large formal dining table and additional storage units. Located to the rear of the property is a larger than average dual aspect sitting room with carpeted flooring and open floor space conducive to a choice in a potential layout of soft furnishings with uPVC French doors onto the rear garden patio area. The kitchen occupies a rear facing aspect with u-shaped work surfaces set around a mixture of wall and base mounted storage featuring an integrated gas hob with oven below and extraction above. Storage space gives way to an inlet with plumbing for a dishwasher whilst the opposite end of the room is an American style fridge freezer whilst leaving enough space for a breakfast table. The utility room can also be accessed from this side of the property with the same wood effect flooring underfoot. This room offers additional storage solutions with plumbing for a washing machine and inlet for a tumble dryer with access door into the rear garden. A split landing allows access into all four of the double bedrooms within the property as well as two handy storage cupboards and the four piece family bathroom suite complete with a shower unit, wall mounted radiator and partly tiled surround. The larger of the bedrooms sits towards the rear of the property with two built in wardrobes. This room has carpeted flooring underfoot and also benefits from an en-suite shower room complete with walk-in shower and frosted glass window towards the rear of the home. The second bedroom is also towards the rear of the property.

This well proportioned double bedroom has carpeted flooring underfoot with ample room for a large double bed and additional storage units and a desk. The third double bedroom sits towards the front of the home with uPVC double glazed windows to the front, this similarly sized room also offers enough space for a large bed and additional storage and desk units. The smaller of the four bedrooms is currently used as a spare storage space and benefits from a front facing aspect and wall mounted radiator below the window.

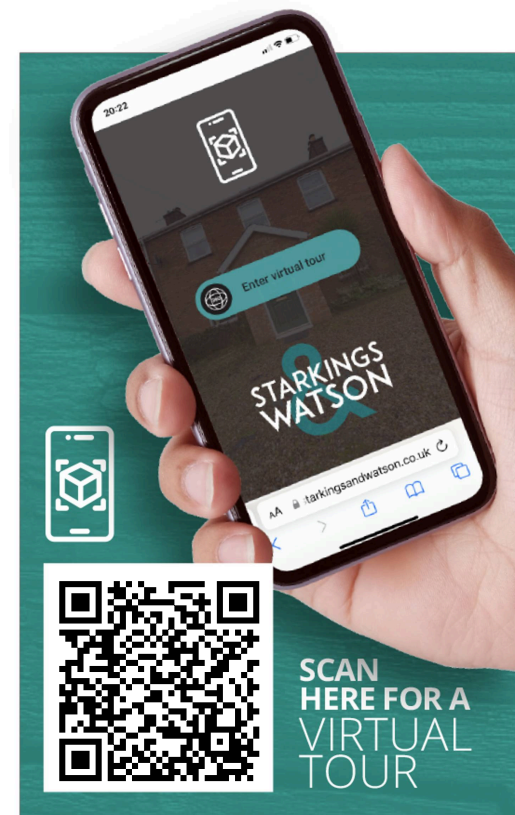
## FIND US

Postcode : NR8 5HL

What3Words : ///waffle.enigma.nerd

## VIRTUAL TOUR

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









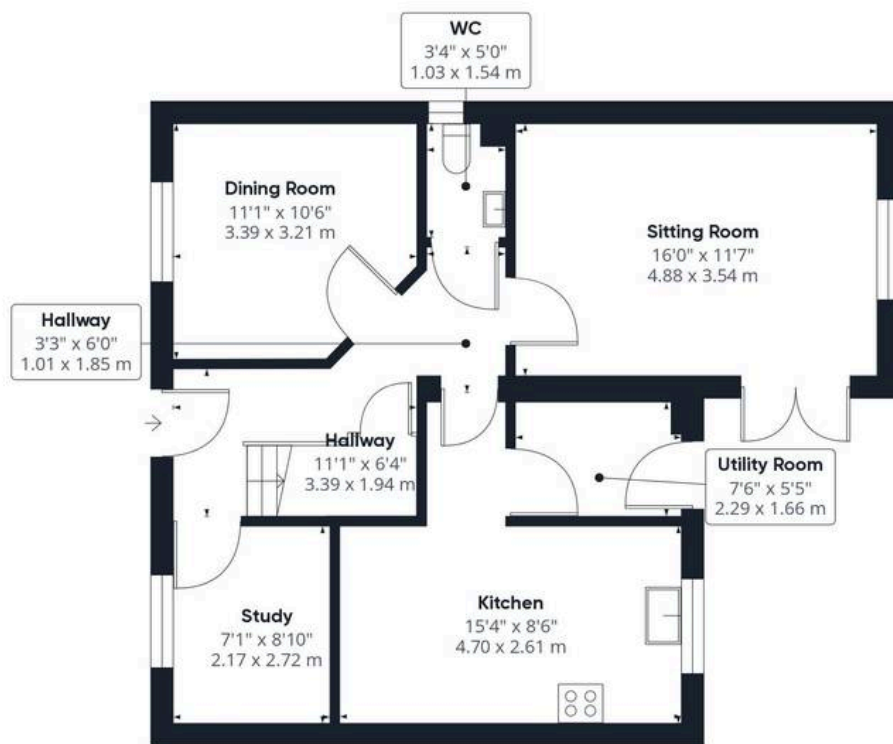


## THE GREAT OUTDOORS

Immediately as you exit the property from either the sitting room or utility room, you are met with a patio seating area ideal for enjoying the summer sunshine, whilst a pathway leads you through the raised planting beds and lawn garden space towards the rear access gate for the garage and off road parking. A tucked away and raised timber patio seating area is neatly nestled into the corner of the garden, creating the ideal social space to enjoy.







**Ground Floor**



**Floor 1**

**Approximate total area<sup>(1)</sup>**

1310.61 ft<sup>2</sup>  
121.76 m<sup>2</sup>

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations are based on RICS IPMS 3C standard.

**GIRAFFE 360**





## Starkings & Watson Hybrid Estate Agents

196 Norwich Road, Costessey - NR5 0EX

01603 336446 • [costessey@starkingsandwatson.co.uk](mailto:costessey@starkingsandwatson.co.uk) • [starkingsandwatson.co.uk/](http://starkingsandwatson.co.uk/)

Disclaimer: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and 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.