

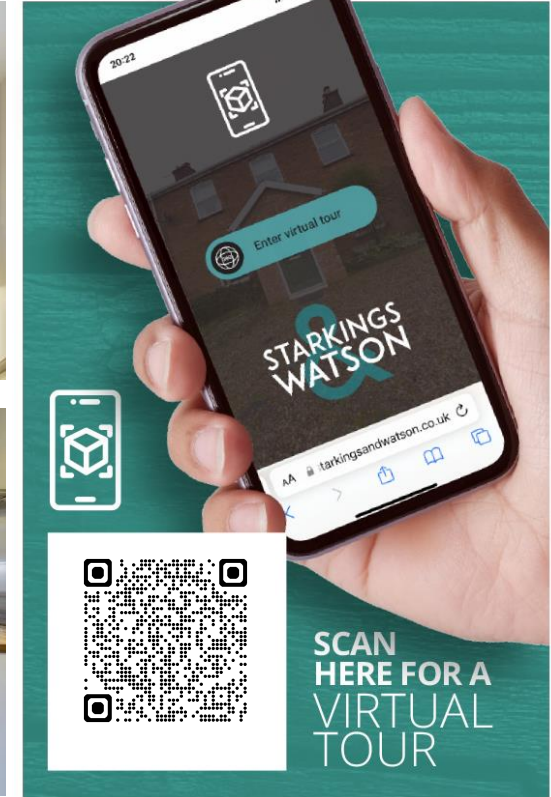
# BRIAN MCCARTER GARDENS

## Queens Hill, Costessey NR8 5GY

50% Share of Freehold | Energy Efficiency Rating : B

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

# FOR SALE PROPERTY



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# STARKINGS & WATSON

- First Floor Maisonette
- No Chain
- 50% Share Of Freehold
- Open Plan Living Accommodation
- Kitchen With Integrated Appliances
- Two Double Bedrooms
- Garage & Off Road Parking
- Ideal First Time Buy or Investment

#### IN SUMMARY

50% SHARE OF FREEHOLD. NO CHAIN. This MAISONETTE is tucked away towards the edge of this ever popular development having undergone a recent REDECORATION this VERSATILE living space blends functionality with LOW COST LIVING potential. An OPEN PLAN living space creates the hub of the home with a large WELL-LIT sitting room featuring large built in storage flows directly into the KITCHEN space with INTEGRATED APPLIANCES. Two well-proportioned DOUBLE BEDROOMS can be found to the rear of the home as well as a three piece FAMILY BATHROOM SUITE. Externally, the property boasts handy OFF ROAD PARKING situated in front of the GARAGE.

#### SETTING THE SCENE

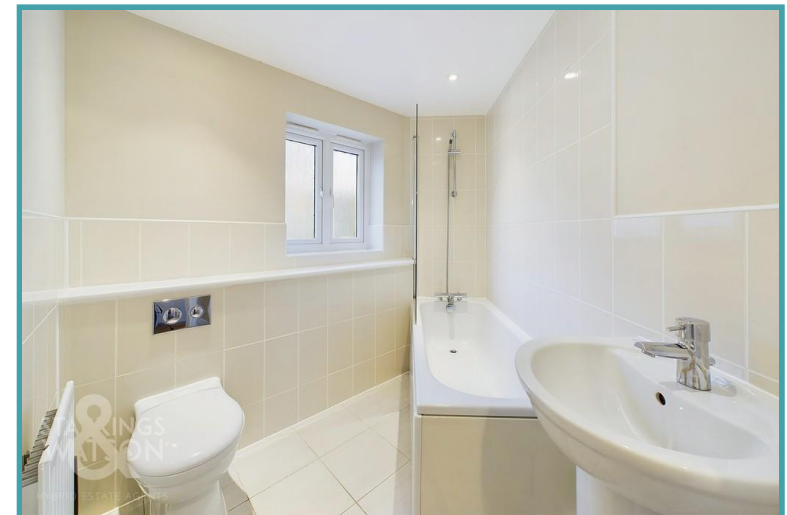
The property can be approached just off from this popular street with a brick weave frontage and small garden space housing planting beds and a low level hedge. The main door is found at the very front with a tiled and pitched roof above.

#### THE GRAND TOUR

Stepping inside, you are first met with a handy porch style entrance featuring a low level radiator, making the ideal space to slip off coats and shoes before heading up the stairs to the main living accommodation. As you round the stairs, you are met with a generously sized open plan living space well-lit from all angles courtesy of its dual aspect uPVC double glazed windows. The kitchen space initially has wooden effect flooring underfoot with an array of wall and base mounted storage set around wooden work surfaces. Integrated appliances include a fridge/freezer, washing machine and oven with gas hob and extraction above, plus an inset stainless steel sink. Opening from the kitchen is a well-proportioned sitting room area with carpeted flooring underfoot and wall mounted radiators. This room also benefits from a handy built in storage cupboard. Two double bedrooms can be found beyond this space with the larger occupying a rear facing aspect featuring all carpeted flooring and built in storage cupboard, whilst the smaller occupies a front facing aspect again with carpeted flooring, double glazed window to the front and radiator below. The three piece family bathroom is predominantly tiled with tiled flooring featuring a low level radiator and wall mounted shower with glass screen above the bath.

#### THE GREAT OUTDOORS

The property has off road parking and a garage to the rear courtyard.



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### OUT & ABOUT

The development of Queens Hills is located on the fringes of Costessey. Local schooling, shops and food outlets are 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 5GY

What3Words : ///boomer.dots.laugh

### 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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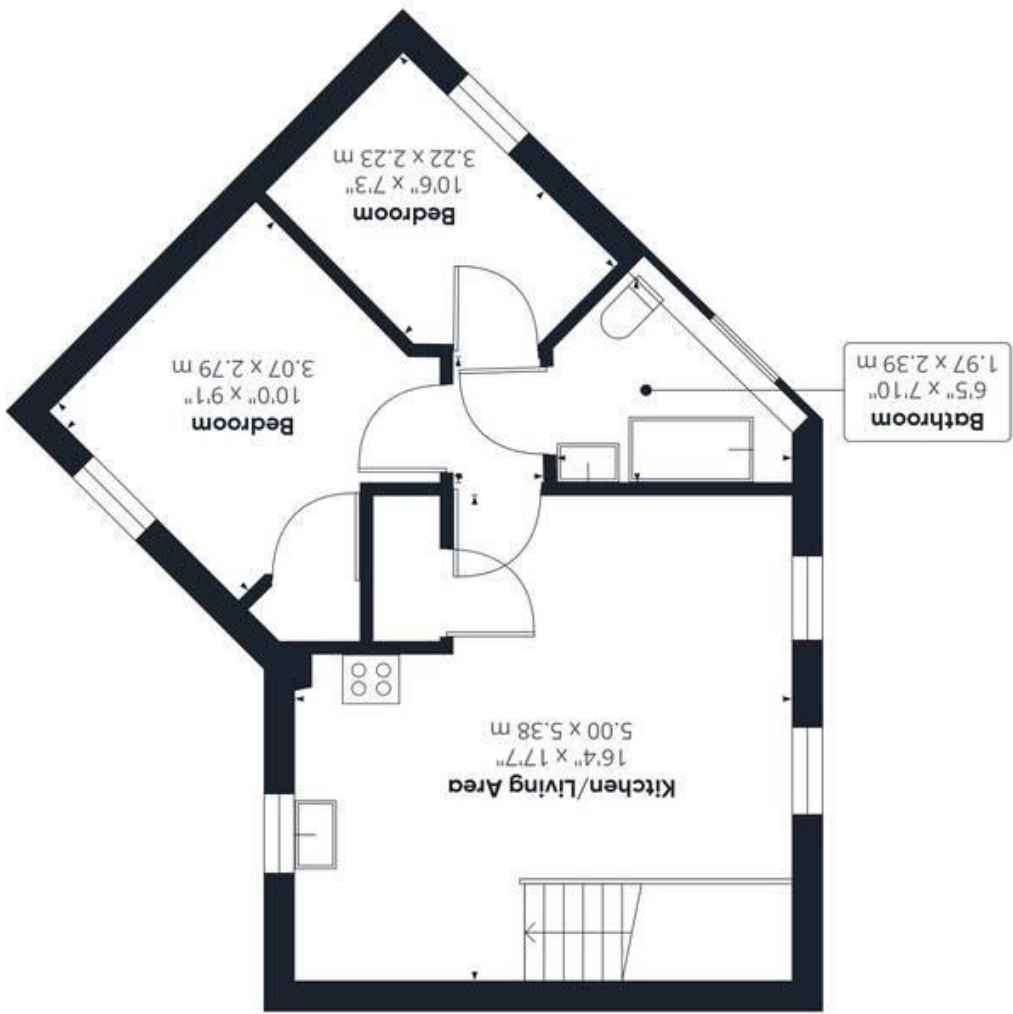
GIRAFFE 360

Calculations are based on RICS IPMS 3C standard.  
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<sup>1</sup>  
526.35 ft<sup>2</sup>  
-48.9 m<sup>2</sup>

Floor 1



Ground Floor

