

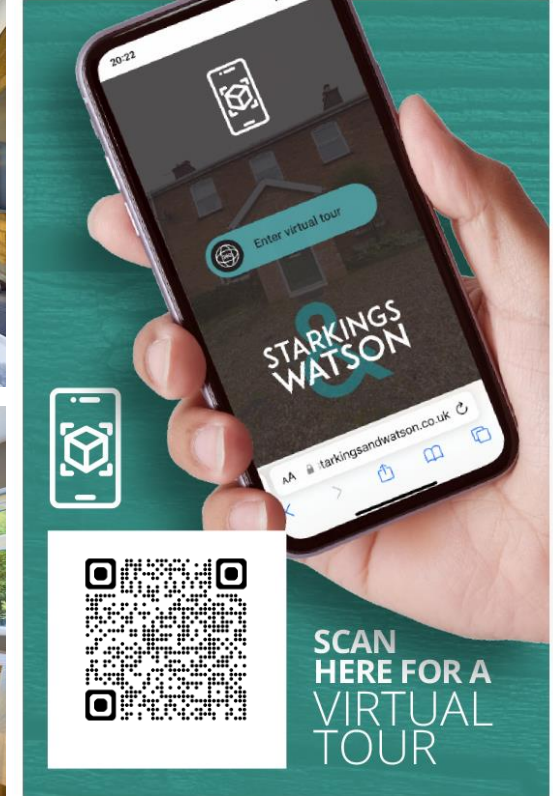
LONGDELL HILLS

Norwich NR5 0PB

Freehold | Energy Efficiency Rating : D

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

FOR SALE
PROPERTY



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- Motivated Vendor!
- Detached Family Home
- Quiet Tucked Away Location
- Footprint Over 2100 SQFT (stms)
- Three Receptions, Kitchen & Utility
- Four Ample Bedrooms
- Two Bathrooms & W/C
- Large Private Gardens, Driveway & Double Garage

IN SUMMARY

Located on the popular RESIDENTIAL LOCATION of LONGDELL HILLS in Costessey in a quiet and tucked away position with no housing behind, you will find this SUBSTANTIAL DETACHED FAMILY HOME extending to over 2100 SQFT (stms) including the garage. The house itself has been renovated in part with the addition of brand new central heating, pipework, wiring and electrics. The floorspace is generous with a large hallway, W/C, kitchen/breakfast room and separate utility. There is a dining room flowing into the main sitting room with the addition of a study space and extended family room. On the first floor off the galleried landing there are FOUR AMPLE BEDROOMS as well as impressive EN-SUITE and main family bathroom. Externally you will find a large DRIVEWAY with plenty of parking, a DOUBLE GARAGE as well as PRIVATE and ENCLOSED REAR GARDENS offering plenty of space for a growing family. The house is located within easy access of SCHOOLS, DOCTORS, and LOCAL AMENITIES.

SETTING THE SCENE

From the front of Longdell Hills there is a large shingled driveway providing plenty of off road parking which in turn leads to the double integral garage. There is a lawned front garden with a variety of trees and shrubs as well as gated side access leading to the rear garden. The main entrance door can be found to the front partially covered.

THE GREAT OUTDOORS

To the front of the property you will find front gardens and the generously sized driveway for several vehicles leading to the double garage attached. There is also a side gate to the private and enclosed rear garden. The rear garden has a very private feel to it being bordered with mature trees and shrubs. There are no houses behind with the school playing fields beyond. The garden is mainly laid to lawn with a large patio area as well as greenhouse and timber shed. The garden offers plenty of space for all the family to enjoy.

THE GRAND TOUR

Entering via the main entrance door to the front you will find a welcoming hallway with the w/c and stairs to the first floor landing as well as understairs storage. To the right there is the main sitting room with a brick built fireplace and bay window to the front. The sitting room is semi open plan to a useful study area as well as a dining room. To the rear of the house is the extended family room which could be used flexibly with views over the garden. Off both the



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hallway and the dining room is the kitchen which features a range of units and rolled edge worktops over with integrated oven, grill and electric hob. There is space for dishwasher and fridge/freezer as well as central island. There is a door to the rear garden from the kitchen as well as access to the utility room beyond. The utility provides further storage and space for white goods as well as access to the integral garage. Heading up to the first floor landing you will find a further study space to the front as well as a large walk in airing cupboard housing the recently installed gas fired boiler. There is also loft hatch access from the landing. Off the landing there are four ample bedrooms and family bathroom. The main bedroom features a large range of fitted wardrobes as well as a huge feature en-suite with corner bath and separate shower. The other three bedrooms are all located on the other side of the landing and would all fit a double bed. The bathroom has been recently re-fitted and offers a shower in place of the bath.

OUT & ABOUT

The property is located on a quiet residential street in Costessey. 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 as well as Doctors and medical centre. There is access close by to local play areas and Marriott' Way for walks and cycling. 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 : NR5 0PB

What3Words : ///oddly.keep.alone

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. Calculations are based on RICS IPMS 3C standard.

(1) Excluding balconies and terraces

Approximate total area^m
2178.21 ft²
202.36 m²

