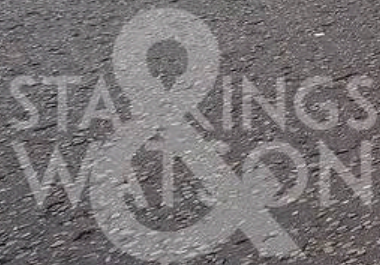




Heron Road, Costessey - NR8 5FJ



HYBRID ESTATE AGENTS



Heron Road

Costessey, Norwich

Move in and benefit from LOW MAINTENANCE accommodation and GARDENS, due to the installation of HARD WEARING FLOOR COVERINGS inside, and a patio and ARTIFICIAL LAWN outside. The accommodation on the GROUND FLOOR is all accessed off the ENTRANCE HALL and comprises, FITTED KITCHEN with separate DINING ROOM which could also be used as a STUDY if required, CLOAKROOM, and finally the SITTING ROOM which spans the LENGTH OF THE PROPERTY with a window to front and uPVC DOUBLE GLAZED FRENCH DOORS to the rear. Heading upstairs THREE BEDROOMS are accessed off landing of which the MAIN BEDROOM is EN SUITE and a FAMILY BATHROOM with THREE PIECE SUITE. Adjacent to the property there is a GARAGE and DRIVEWAY PARKING with gardens wrapping around the CORNER PLOT.

Council Tax band: C

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating: C



- Detached Family Home
- Kitchen & Separate Dining Room
- Hard Wearing Floor Coverings
- Cloakroom, Bathroom & En Suite
- Three Bedrooms
- Corner Plot with Brick Wall Boundaries
- Low Maintenance Gardens
- Garage & Parking

The development of Queens Hill 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

Approached via a hard standing footpath which leads to the main property, there are shrubs and plantings along the front of the property which wrap around the corner plot. Adjacent to the property off road parking and a garage can be found.

FIND US

You may wish to use your Sat-Nav (NR8 5FJ), but to help you...Leave Norwich via Dereham Road, continue towards Longwater Business Park. At the roundabout that links with the A47 take the fourth exit onto William Frost Way, take the second exit at the roundabout onto Alex Moorhouse Way, continuing straight over the next roundabout, turning right at the following roundabout onto Sir Alfred Munnings Road. Continue along this road into Queens Hill and at the roundabout turn right onto Poethlyn Drive. Follow the road to the right, turning right onto Woodpecker Way and left onto Heron Road where the property can be found on the left hand side.





Heron Road

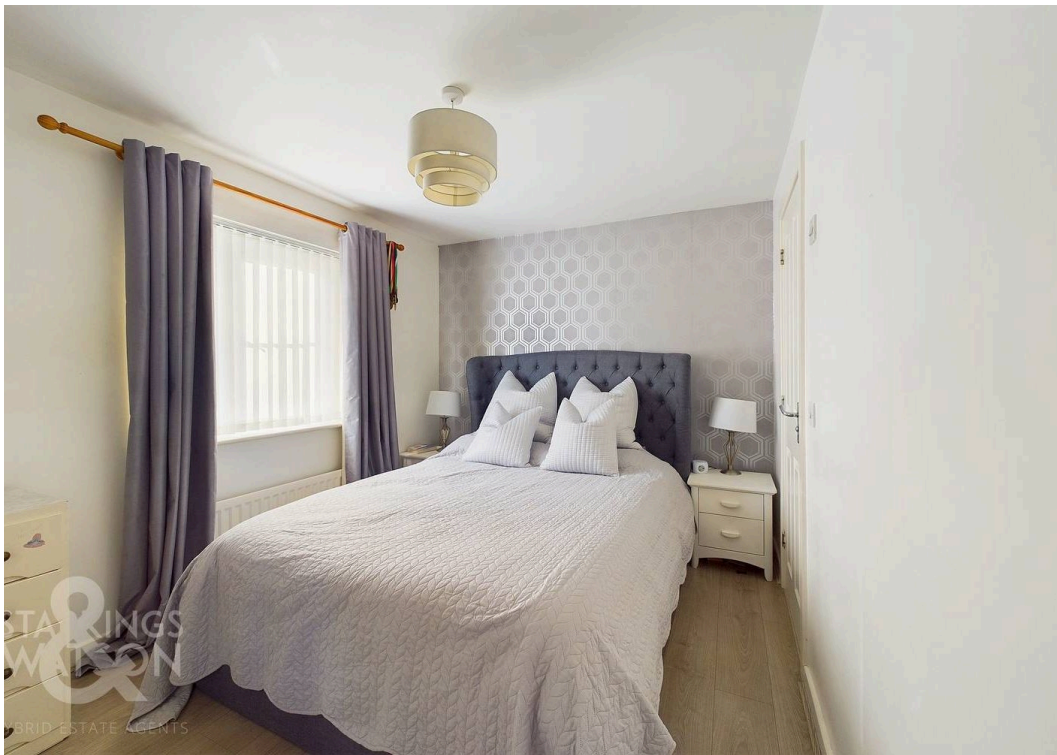
Costessey, Norwich

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**STARKINGS
& WATSON**

HYBRID ESTATE AGENTS



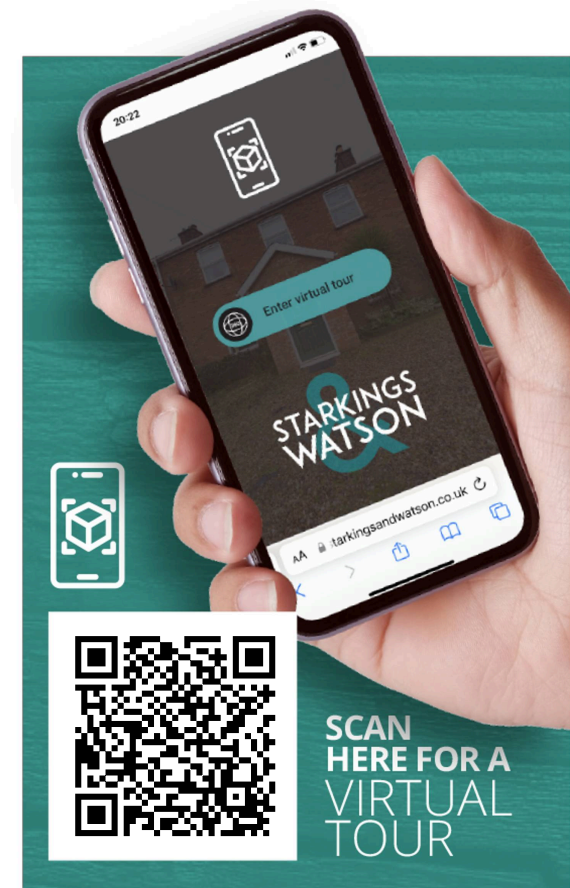
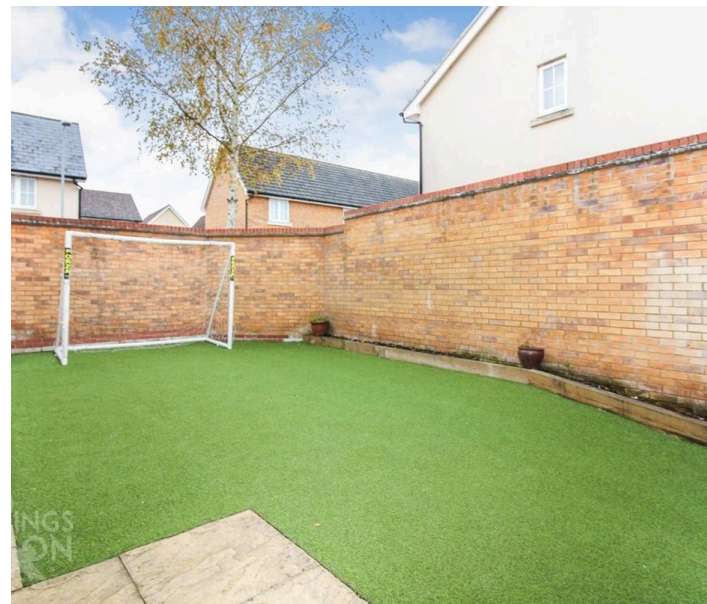


THE GREAT OUTDOORS

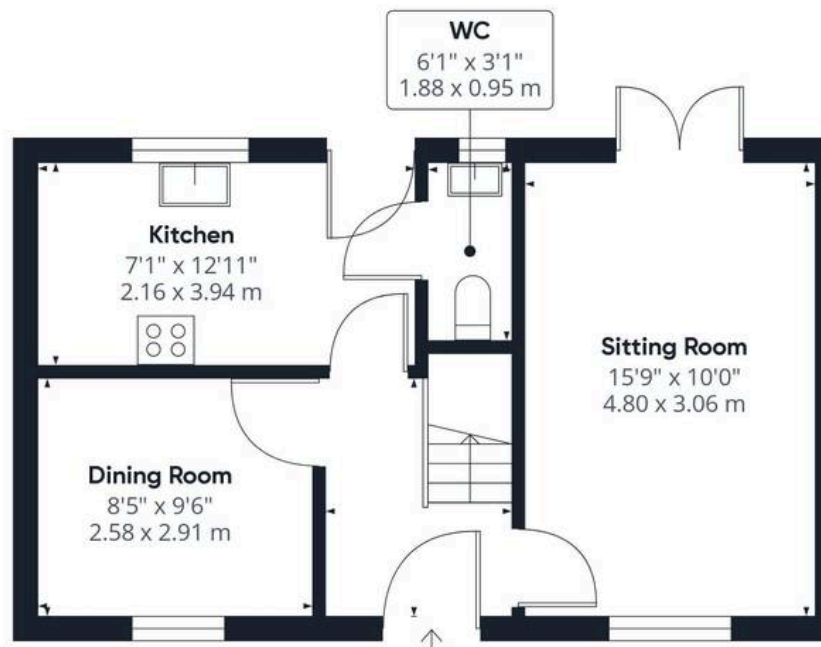
Leaving the property via the sitting room French doors, the rear garden has an area of hard standing which runs around the boundary with an artificial lawn and brick walled borders. A timber gate leads to the side of the property and a personnel door leads into the garage.

Single Garage

16' 8" x 8'4" Currently used as a Home Office space, with up and over door replaced by a window, with access door from rear garden.

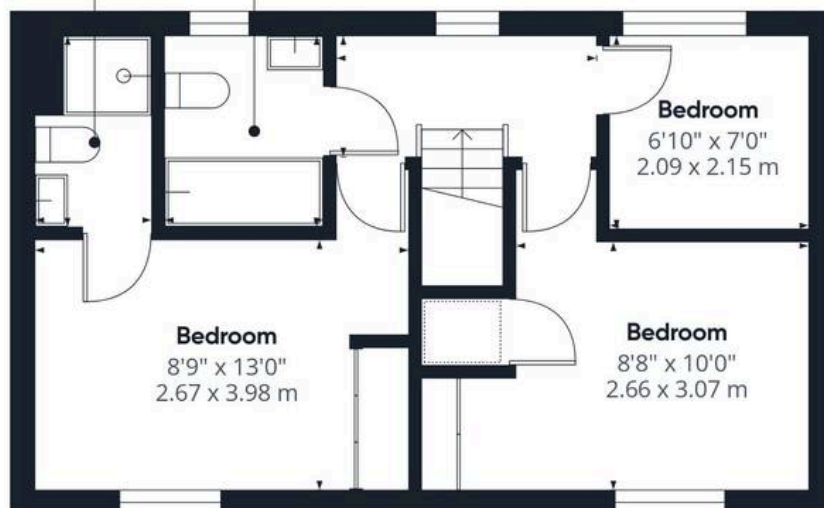


SCAN
HERE FOR A
VIRTUAL
TOUR

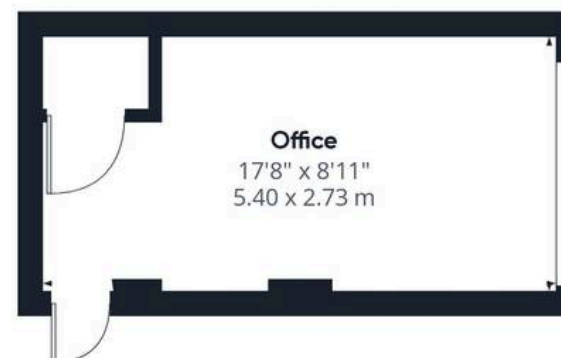


Ground Floor Building 1

En-Suite 6'9" x 4'1" 2.07 x 1.26 m	Bathroom 6'8" x 5'6" 2.04 x 1.70 m
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Floor 1 Building 1



Ground Floor Building 2

Approximate total area⁽¹⁾

953.8 ft²

88.61 m²

(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



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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.