



Elizabeth Way, Costessey - NR8 5HF

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Elizabeth Way

Costessey, Norwich

Occupying a CORNER PLOT on the very edge of this popular development, this DETACHED HOUSE sits opposite a large green leading directly into WOODLAND suitable for walks. The living space is immaculately presented including a large LOBBY ENTRANCE giving way to the W.C and two DUAL ASPECT living spaces. The KITCHEN/DINING ROOM includes a range of INTEGRATED APPLIANCES and the 16' SITTING ROOM leading to an all uPVC double glazed CONSERVATORY with UNDERFLOOR HEATING. Off from the landing, THREE BEDROOMS can be found, all having use of the FAMILY BATHROOM SUITE and the main boasting BUILT-IN WARDROBES and an EN-SUITE shower room. Both the front and rear gardens are offered in a LOW MAINTENANCE state, attractively planted with colourful flowers and planting beds. Behind the property sits a DRIVEWAY and GARAGE with personal door into the garden.

Council Tax band: C

Tenure: Freehold

EPC Energy Efficiency Rating: B



- Detached House
- Edge Of Development Setting
- 16' Kitchen/Dining Room With Integrated Appliances
- Dual Aspect Sitting Room
- Three Bedrooms
- Family Bathroom, En-Suite & WC
- Low Maintenance Manicured Gardens
- Driveway & 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 a supermarket, whilst the A47 leads to Norwich and the A11.

SETTING THE SCENE

The property is located at the very edge of this popular development overlooking woodland in the distance with direct access perfect for a peaceful evening walk. The driveway for the property sits towards the rear with direct access into the garage and garden whilst the front door is nestled behind low level iron gates giving way to immaculately presented planting beds to the front of the home.



THE GRAND TOUR

Stepping inside you are first met with a central hallway granting access to all living accommodation where a handy storage cupboard can be found to your right and directly ahead, a two piece WC complete with a white suite and low level radiator. Turning to your right you will find yourself in the open kitchen dining room with all wooden effect flooring laid underfoot. To your right there is space for a formal dining table with additional wall mounted storage with uPVC double glaze window to the front whilst to your left the kitchen stretches towards the rear garden with French doors onto the patio. Within the kitchen there is a mixture of wall and base mounted storage units giving way to integrated appliances including brand new Neff oven and hob with extraction above, fridge/freezer and dishwasher. The adjacent side of the property is occupied by a dual aspect sitting room with the same wooden effect flooring running underfoot. This large open floor space allows for a choice of layouts whilst a second set of French doors lead you to the all double glazed uPVC conservatory complete with electric underfloor heating and two sets of French doors taking you into the rear garden.

The first floor landing splits to allow access to all three bedrooms as well as an airing cupboard on the landing complete with plumbing for a washing machine and the three piece family bathroom suite with wall mounted towel rail. The two smaller bedrooms come towards the left of the hallway. The smaller has a rear facing aspect and all carpeted flooring, this space is currently used as a study and dress room while sitting just in front of this is the first of the double bedrooms with views towards the woodland in the distance and radiator below the double glazed window with ample floor space for a large double bed. The larger of the bedrooms two comes with a carpeted floor space leaving room for a large double bed and additional freestanding storage whilst also benefiting from double built in wardrobes. This room has the use of an en-suite shower room with low level radiator below the window and views over the woodland beyond.

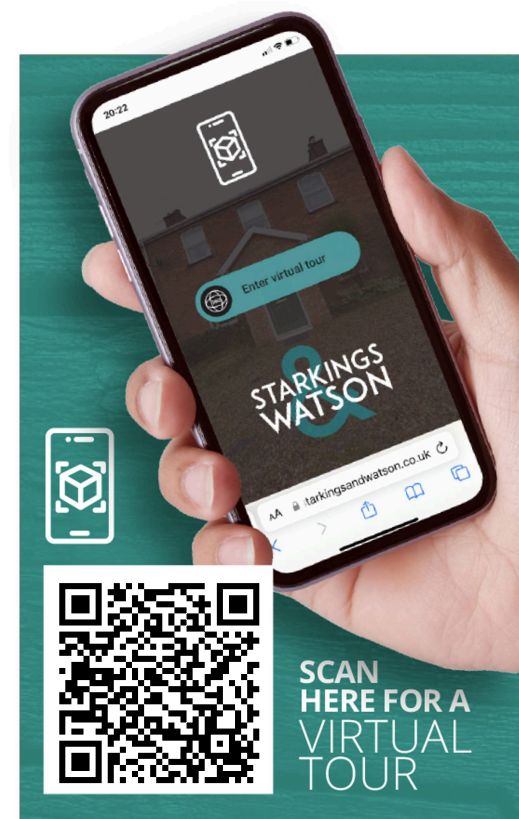
FIND US

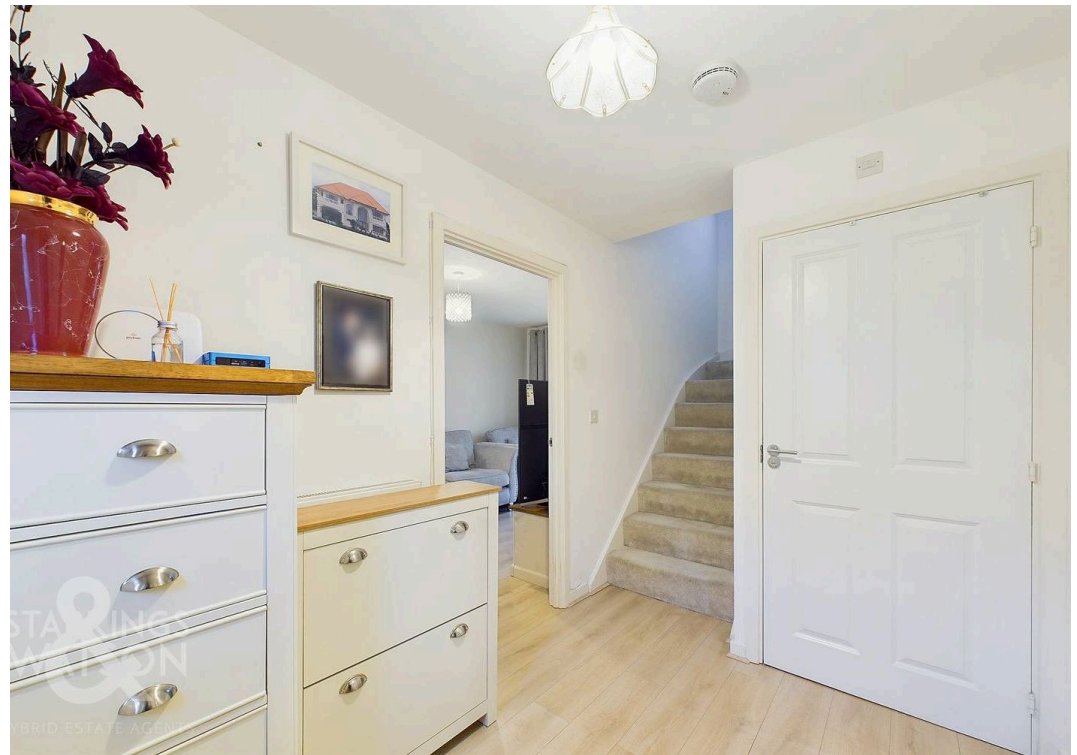
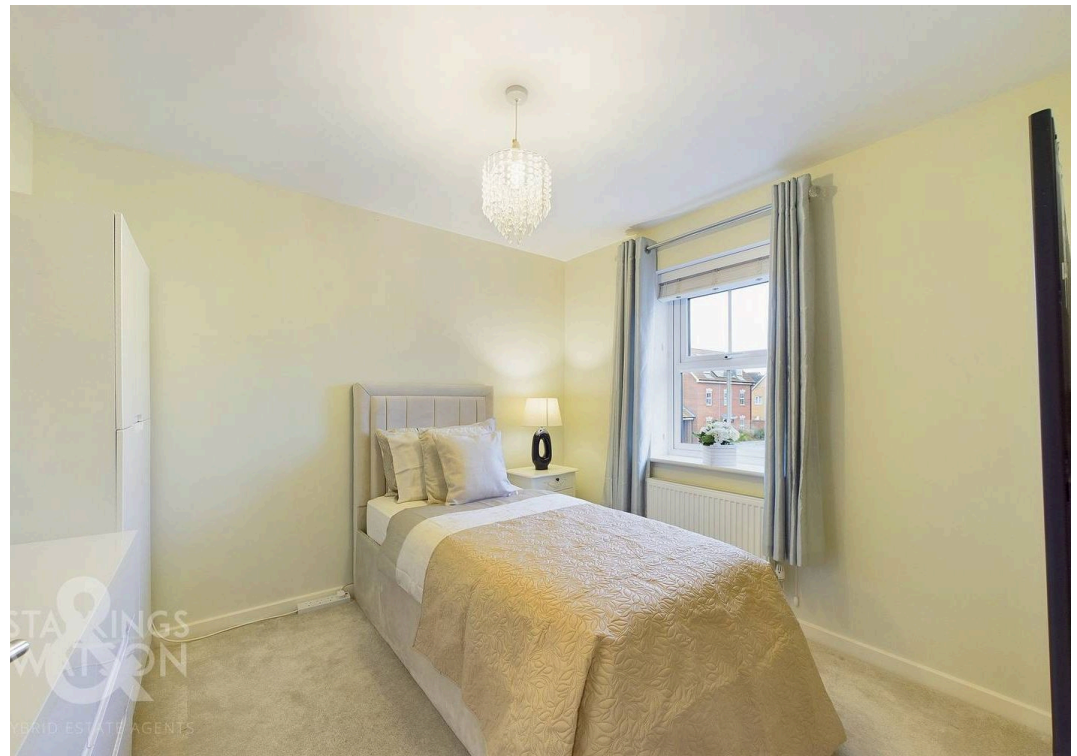
Postcode : NR8 5HF

What3Words : ///dolly.crouch.buzzing

VIRTUAL TOUR

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







THE GREAT OUTDOORS

The rear garden is offered in an attractive yet low maintenance state complete with raised planting beds and shingle borders. The space has access directly onto the driveway and garage through a personal door with external power points while just to the side of the property is space and hard standing for a timber shed.

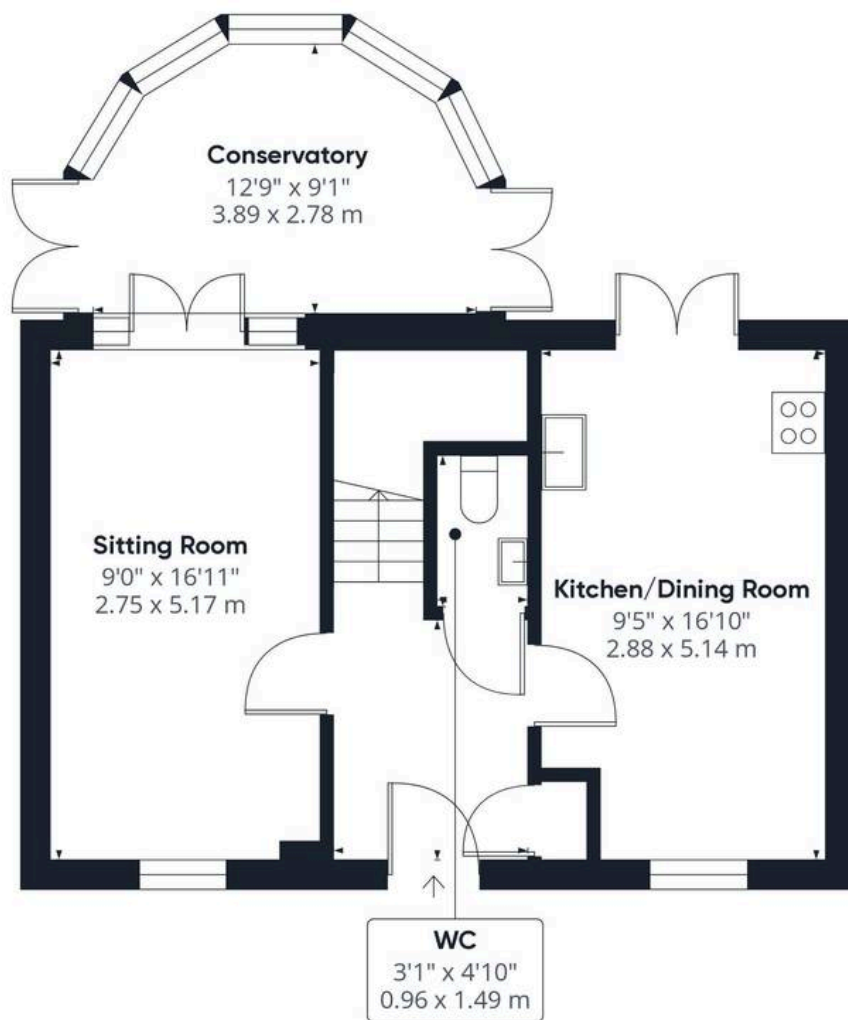
Garage

Single Garage

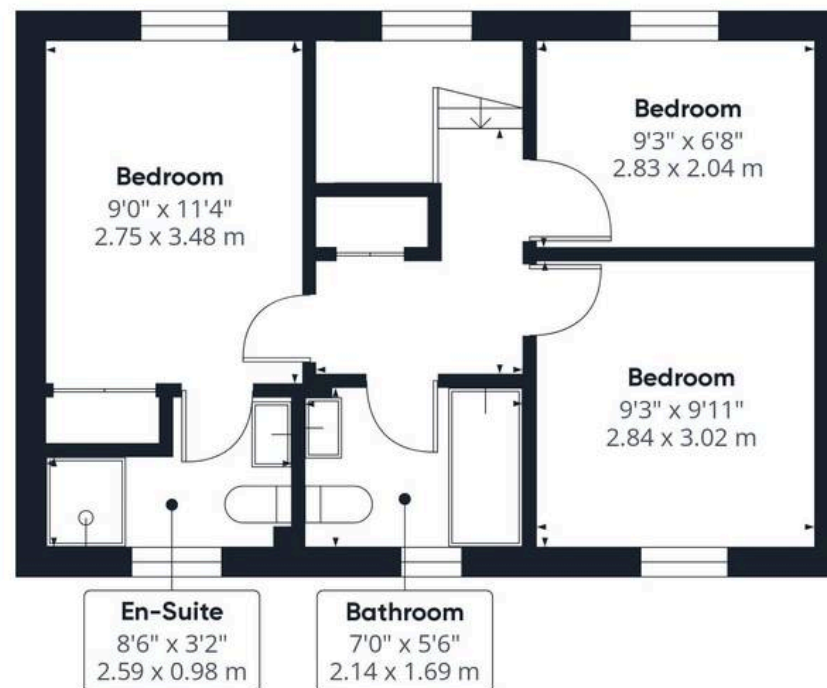
Driveway

1 Parking Space





Ground Floor



Floor 1

Approximate total area⁽¹⁾

927.3 ft²

86.15 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 and 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.