



Nightingale Mews Woodpecker Way, Costessey - NR8 5FN

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HYBRID ESTATE AGENTS





## Nightingale Mews Woodpecker Way

Costessey, Norwich

This FIRST FLOOR APARTMENT with open plan living space and spanning just over 650 sq ft (stms) in total, includes a MAIN BEDROOM with EN SUITE SHOWER ROOM. This property enjoys a POPULAR LOCATION with excellent access to LONGWATER RETAIL PARK and the A47. The accommodation comprises an ENTRANCE HALL housing a built-in storage cupboard, family bathroom with three piece suite, TWO BEDROOMS, with the highlight of this property being the OPEN PLAN SITTING/KITCHEN/DINING ROOM - easily divided with furniture to create SEPARATE SPACES, enjoying the natural light from the windows facing to FRONT and REAR. Allocated parking for ONE VEHICLE can be found in the communal parking area.



Council Tax band: TBD

Tenure: Leasehold

EPC Energy Efficiency Rating: B



- Popular Location
- First Floor Apartment
- uPVC Double Glazed Windows
- Open Plan Sitting/Dining Room
- Fitted Kitchen with View to Front
- Two Double Bedrooms
- En Suite and Family Bathroom
- Allocated 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.

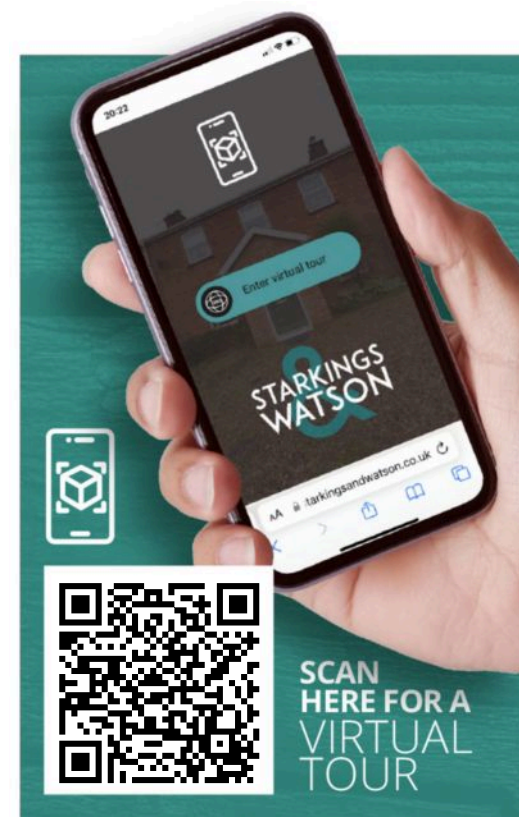
#### SETTING THE SCENE

The building is approached via the car park, with the access door tucked in the corner. Once inside the building, you take two flights of stairs, where you will find the front door of the property to the left indicated by the house number.

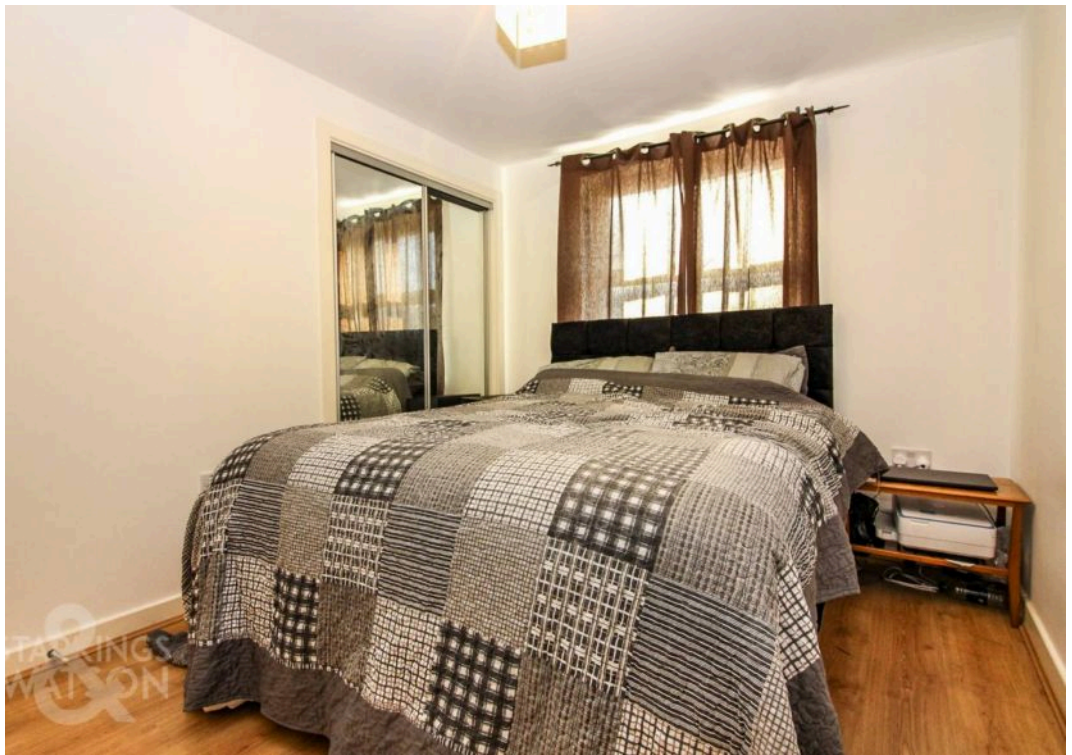
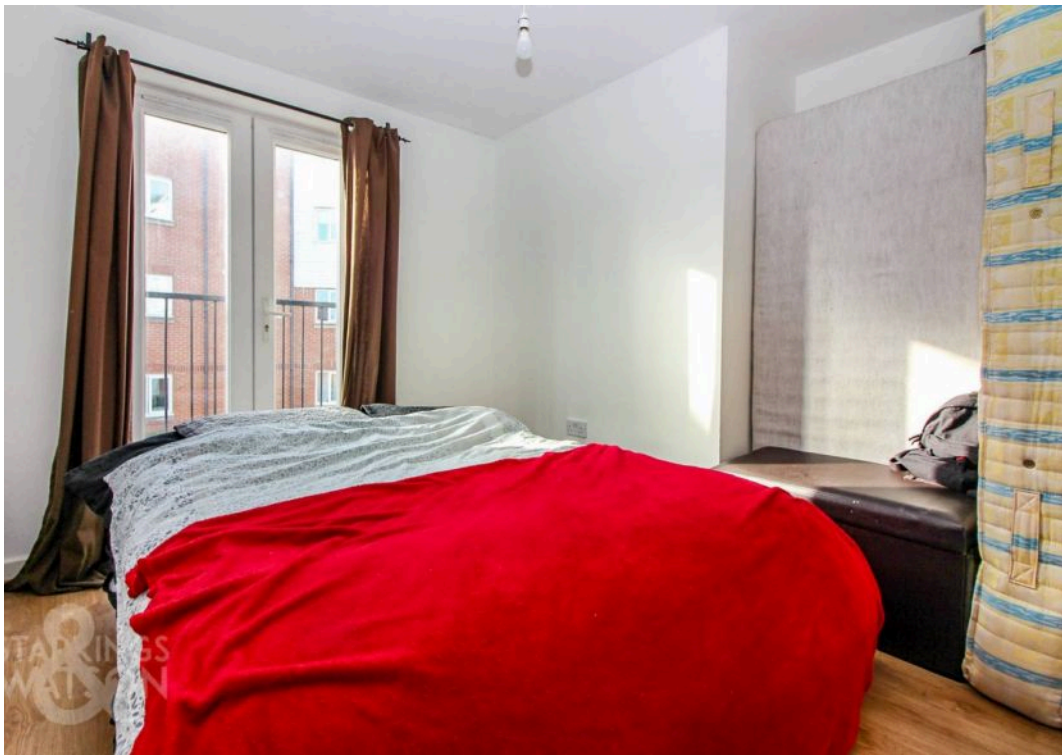


## FIND US

You may wish to use your Sat-Nav (NR8 5FN), 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 the property can be found on the left hand side.

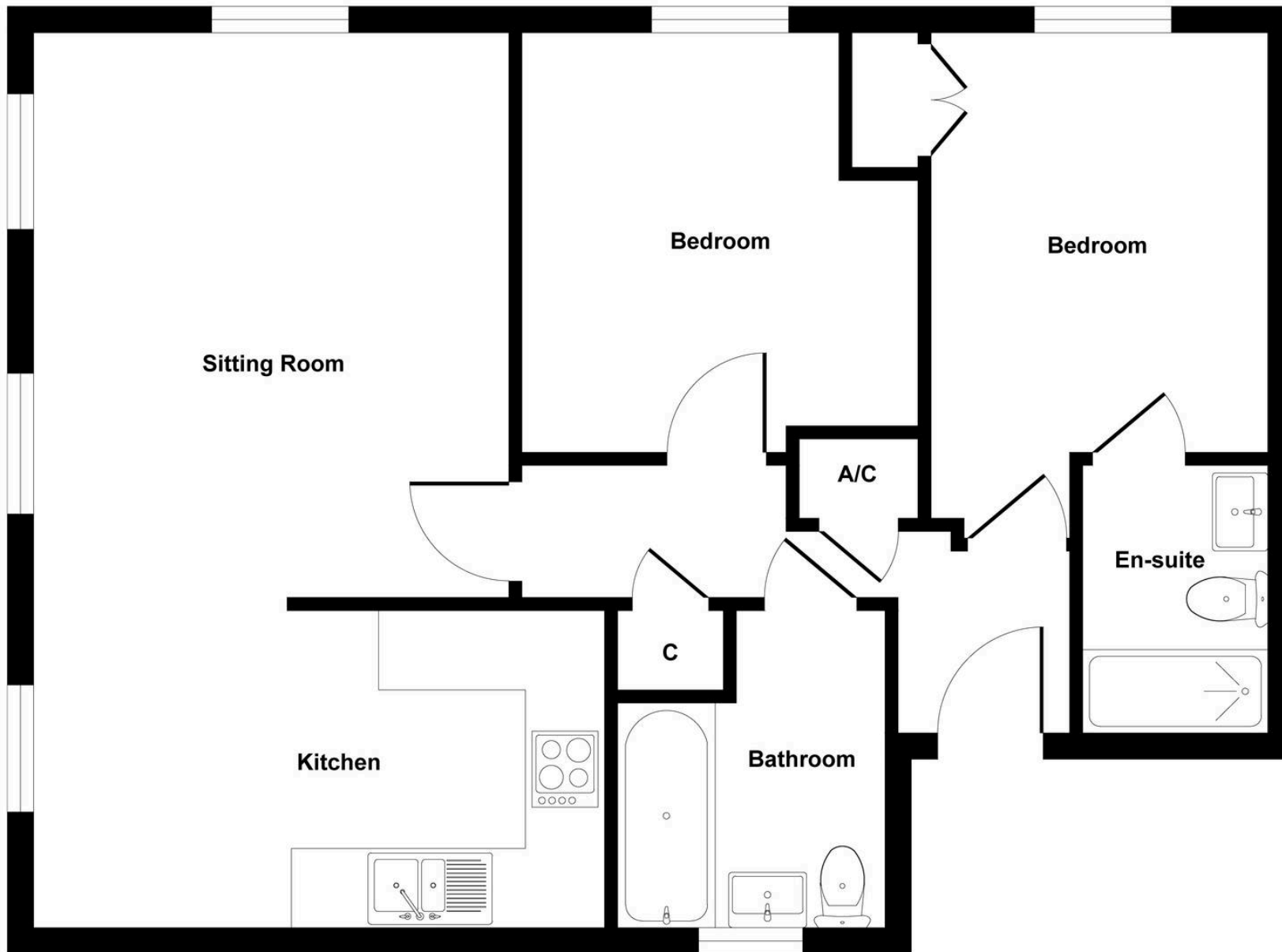












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**Floor Plan**  
**Approximate Floor Area**  
**656 sq. ft**  
**(60.94 sq. m)**

**Approx. Gross Internal Floor Area 656 sq. ft / 60.94 sq. m**





## Starkings & Watson Hybrid Estate Agents

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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.