



Silvo Road, Costessey - NR8 5EL





## Silvo Road

Costessey, Norwich

VENDOR FOUND. Having undergone recent MODERNISATION in multiple spaces, this END-OF-TERRACE TOWN HOUSE is offered with all QUALITY FIXTURES and FITTINGS throughout with a versatile living space measuring some 1483 Sq. Ft In total (stms). The ground floor offers a newly fitted WC and 2024 fitted KITCHEN/DINING ROOM with INTEGRATED APPLIANCES and QUARTZ worksurfaces. The previous carport has had flooring and radiators added, while functioning as a garage currently this could become a HOME OFFICE/STUDY area if desired with a BRICK GARAGE sat behind. A total of FOUR BEDROOMs can be found across the next two floors with all having use of the FAMILY BATHROOM SUITE and a further TWO EN-SUITE shower rooms. The sitting room is found on the first floor, a 19' DUAL ASPECT SPACE. The rear garden has been LANDSCAPED to offer an attractive yet low-maintenance area fitted with PORCELAIN TILES.

Council Tax band: D

Tenure: Freehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating: C



- End-Of-Terrace Town House
- Vendor Found!
- 2024 Fitted High Quality Kitchen With Integrated Appliances
- Dual Aspect 19' Living Room
- Four Bedrooms Over Two Floors
- Family Bathroom, Two En-Suites & WC All Recently Upgraded
- Converted Garage/Potential Working Space & Additional Garage
- Landscaped Rear Garden

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 supermarket, whilst the A47 leads to Norwich and the A11.

#### SETTING THE SCENE

The property is set at the edge of this popular development with a tree lined aspect to the rear and brick weave frontage allows for additional on street parking in front of the home whilst electric roller doors take you directly into the converted car port space with secondary garage sat beyond.



## THE GRAND TOUR

Stepping indoors you are first met with a bright and airy décor fully updated by the current owners recently with all porcelain tiles leading you through the ground floor. Directly ahead a two piece WC which has been renovated with brand new tiling, vanity storage and low level radiator can be found whilst utility room sits at the very rear with additional storage and plumbing for appliances. The main living area comes in the form of a 19' kitchen sat to your left which was fully updated and modernized by the owners in 2024. The porcelain tiles continue through this living space where a wide range of wall and base mounted storage units adorn the walls with high end quartz work surfaces sat above. Integrated appliances include an oven, five ring gas burner hob with extraction above plus dishwasher with space for a standalone American style fridge freezer. The open floor space leaves more than enough room for a formal dining room suite set in front of the first set of uPVC French doors taking you directly into the rear garden. The first floor landing splits in two directions with an additional living space coming to your right in the form of a dual aspect living room complete with all carpeted flooring and tasteful modern decor. The open floor space is conducive to a choice of potential layouts whilst the adjacent side of the hallway houses the main bedroom again with a dual facing aspect and benefiting from a recently updated fully tiled en-suite shower room with additional vanity storage. Between these two living spaces is a versatile area currently used as a walk in wardrobe for the main bedroom. This space could easily be turned into a home office or study area with access to both the sitting room and bedroom being available. The second floor landing allows access to three further bedrooms as well as the main family bathroom suite, again a modernised suite with all tiled surround, rainfall shower and screen mounted over the bath with vanity storage and wall mounted towel rail. The two smaller bedrooms on this level come to your right with the larger sitting at the rear leaving room for a large double bed and additional soft furnishings whilst the slightly smaller room sits towards the front of the property.

This room currently houses a single bed but could house a double bed if so desired which with a front facing view and radiator below. The largest bedroom on this floor sits to the right of the stairs as you enter with part vaulted ceilings. This room is more than large enough to accommodate a double bed and additional storage solutions whilst benefiting from the use of a walk in wardrobe and three piece en-suite shower room recently redecorated with a low level radiator and frosted glass window.

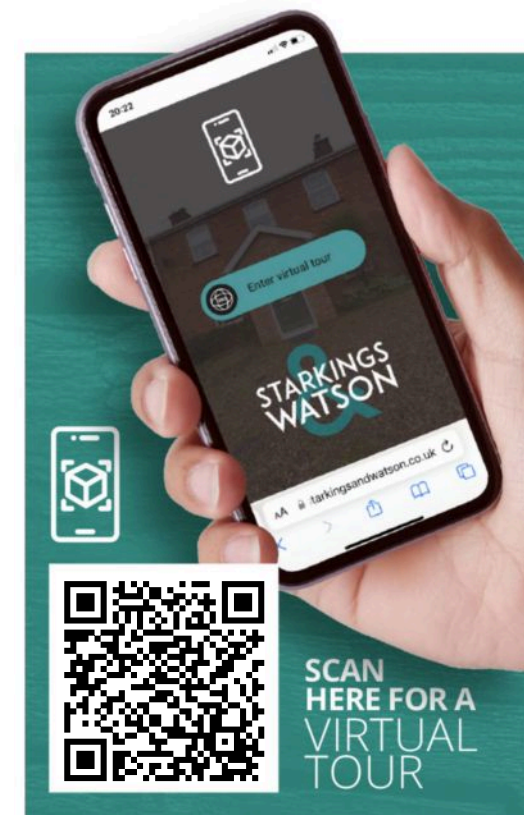
## FIND US

Postcode : NR8 5EL

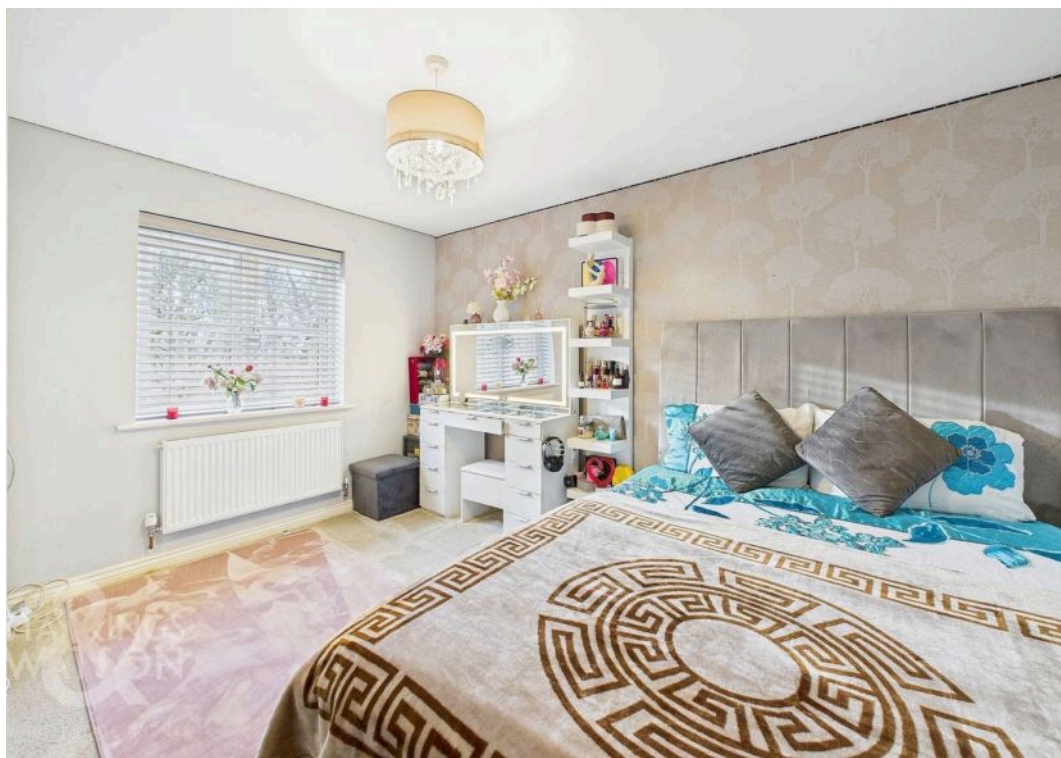
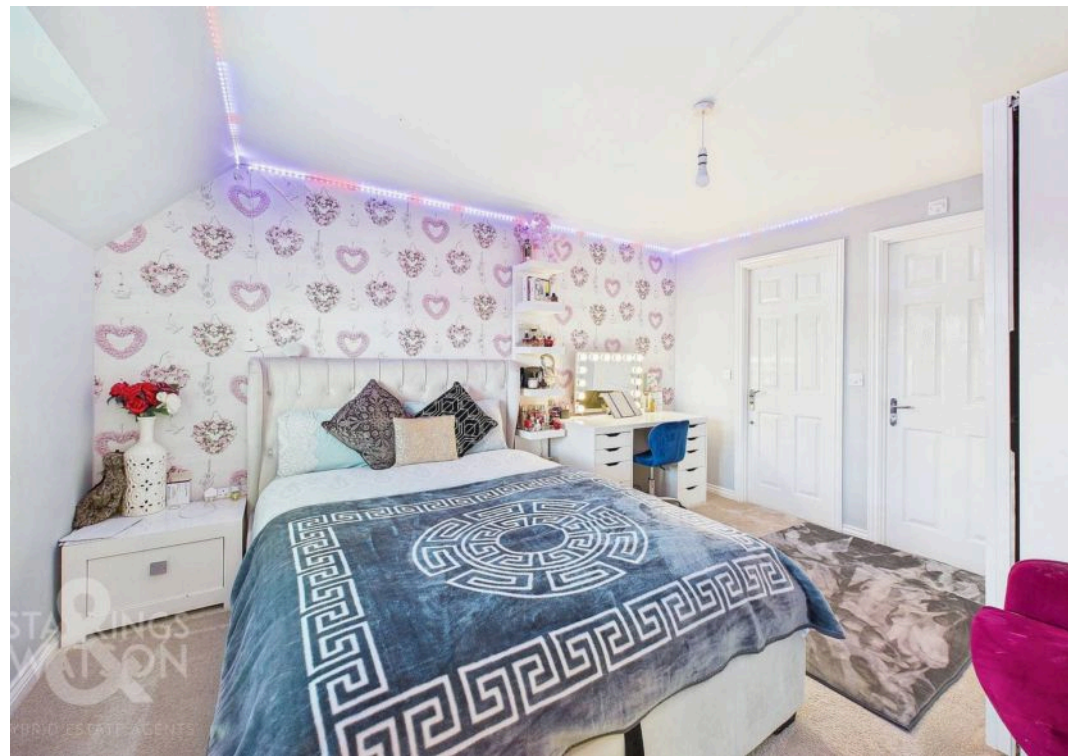
What3Words : ///loopholes.swims.relaxing

## VIRTUAL TOUR

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









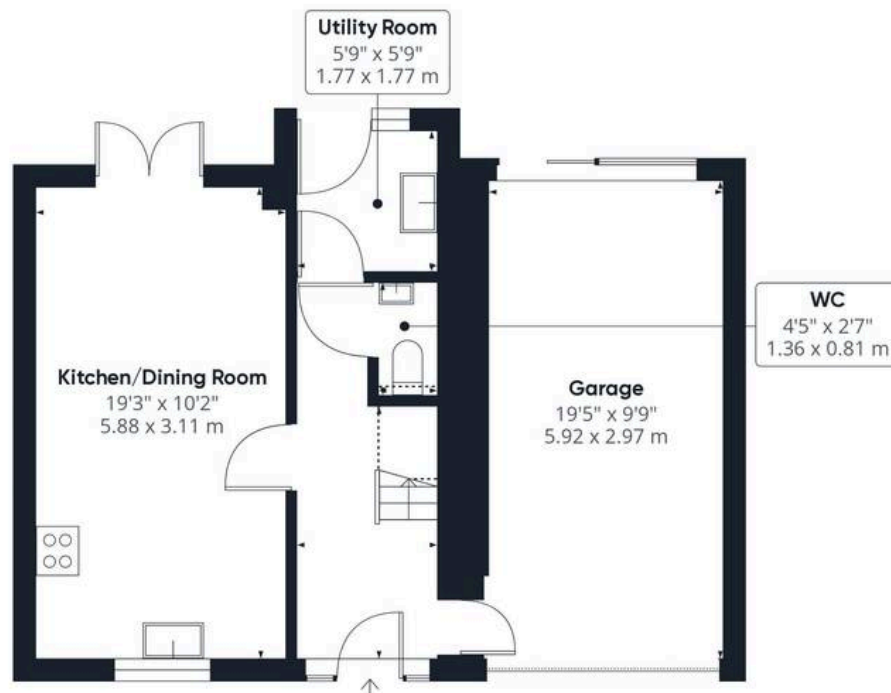


## THE GREAT OUTDOORS

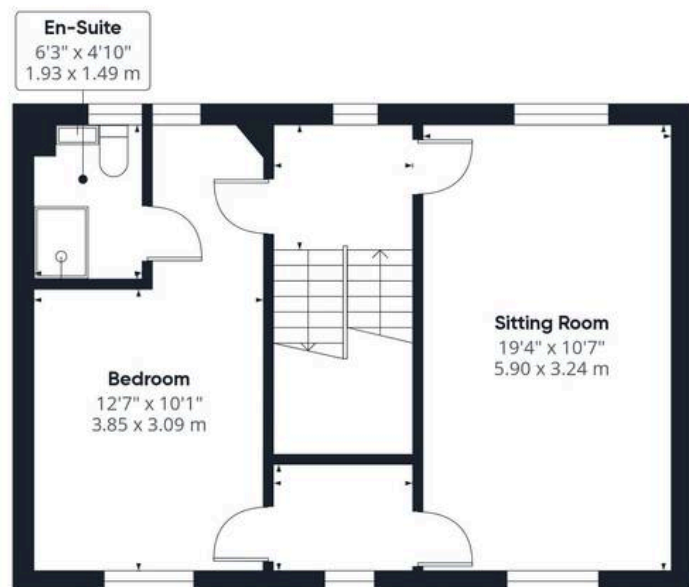
The rear garden is fully enclosed to both sides with tall brick walls and a timber fence at the very rear where a brilliant tree lined view emerges at the very rear giving privacy and vibrancy to the property. Porcelain tiles adorn the floor making the ideal space to enjoy the summer sunshine with a low maintenance feel and direct access to a lean to storage area in between the two garage spaces.



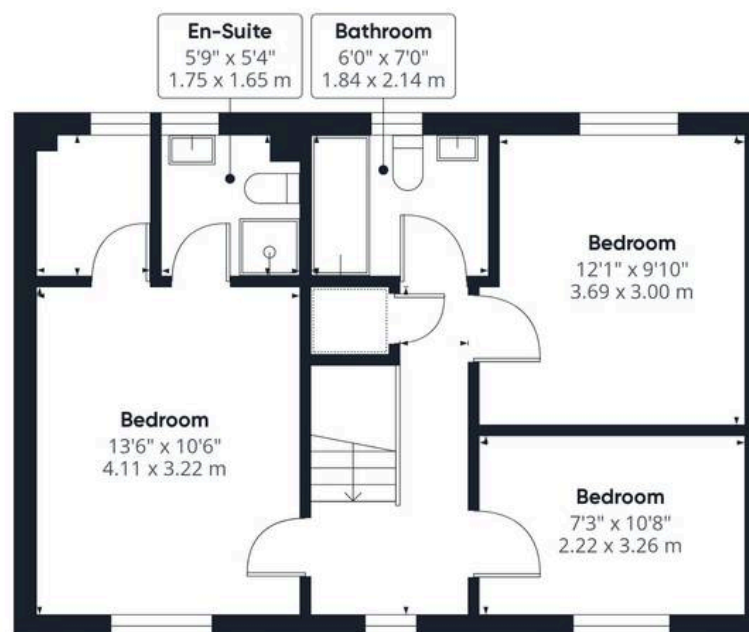




Ground Floor



Floor 1



Floor 2

**Approximate total area<sup>(1)</sup>**

1483.15 ft<sup>2</sup>

137.79 m<sup>2</sup>

**Reduced headroom**

8.44 ft<sup>2</sup>

0.78 m<sup>2</sup>

(1) Excluding balconies and terraces

Reduced headroom

..... Below 5 ft/1.5 m

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 were based on RICS IPMS 3C standard. Please note that calculations were adjusted by a third party and therefore may not comply with RICS IPMS 3C.

GIRAFFE360





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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.