



Ron Hill Road, Costessey - NR8 5GQ



59 Ron Hill Road

Occupying a prominent CORNER PLOT positioning, this SEMI-DETACHED HOUSE boasts a SPACIOUS LAYOUT with a MODERN FEEL throughout. Presented in IMMACULATE CONDITION, comprising a spacious HALLWAY ENTRANCE with a two piece W.C, opening to the main ground floor living spaces. The 17' SITTING ROOM boasts a DUAL ASPECT and FRENCH DOORS opening to the garden. Additionally, the OPEN PLAN KITCHEN/ DINING ROOM is the heart of the home, an inviting social space. The kitchen boasts plentiful storage and INTEGRATED APPLIANCES. Heading upstairs, doors give way to THREE BEDROOMS complimented with a FAMILY BATHROOM, whilst the MAIN BEDROOM includes a three piece ENSUITE shower room. Outside, the GARDEN is PRIVATE and FULLY ENCLOSED, enjoying a SOUTH FACING aspect, a gate leads to the DRIVEWAY PARKING and GARAGE.

Council Tax band: C

Tenure: Freehold

EPC Energy Efficiency Rating:

EPC Environmental Impact Rating:

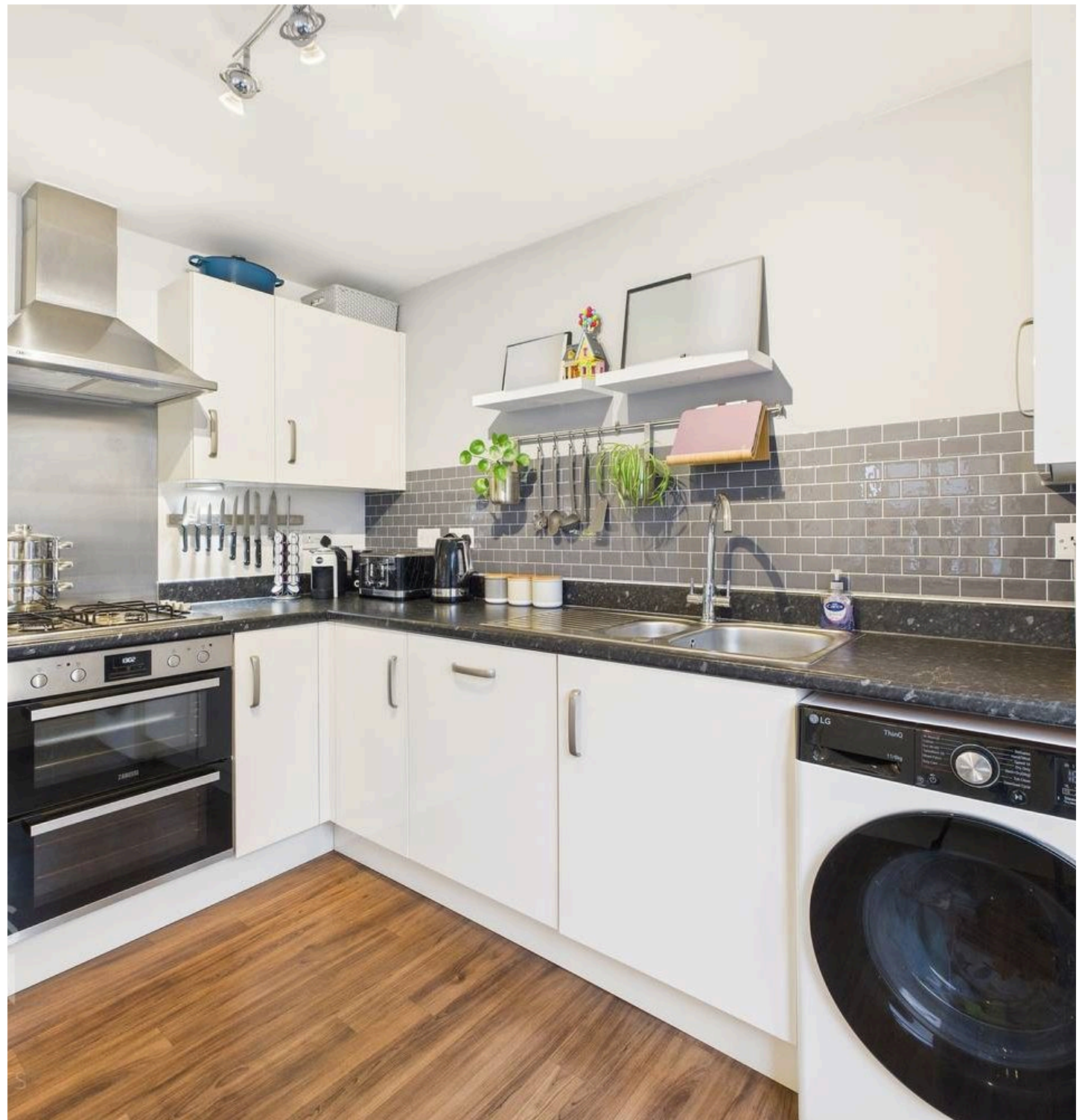


- Semi-Detached House
- 17' Sitting Room With Dual Aspect
- 18' Dual Aspect Kitchen/ Dining Room
- Three Bedrooms
- Ground Floor W.C, Family Bathroom & Ensuite Shower Room
- Modern Fitted Kitchen With Integrated Appliances
- Private & Enclosed South Facing Garden
- Driveway Parking & Garage

The development of Queens Hills is located on the fringes of Costessey. Local schooling, shops and food outlets are 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 can be found set back from the road with a wraparound frontage home to shrubs and plantings. The main entrance can be found at the front of the property beneath an open porch.



THE GRAND TOUR

Stepping inside, the spacious entrance hall offers a conveniently located two-piece W.C and stairs rising to the first floor with useful integrated storage beneath ideal for outdoor wear including coats and shoes. Hard flooring runs underfoot for ease of maintenance continuing to the 18' open plan kitchen and dining room. The kitchen itself offers a range of wall and base storage cupboards with plentiful worktop space perfect for food preparation. Integrated appliances can also be found including a fridge and freezer, dishwasher, double oven, four burner gas hob and extractor with further under counter space available for a washing machine. Across the room, a dual aspect ensures the room is well lit whilst space is available for formal dining. Across the hallway, the 17' sitting room enjoys carpeted flooring underfoot with uPVC double glazed windows and French doors opening to the garden flooding the room with natural light. The room allows for a range of soft furnishing layouts.

Ascending the stairs to the carpeted first floor landing, loft access can be found above whilst doors give way to three bedrooms. Off to the right, the dual aspect main bedroom enjoys space for a large double bed, desk and storage furniture. A separate door opens to a three piece en-suite shower room including an inset shower cubicle with a glass door. The second double bedroom also enjoys a dual aspect with carpeted flooring, radiators and uPVC double glazing.

The final bedroom is currently used as a single bedroom and would also make the perfect study/home office. Centrally from the landing, the three piece family bathroom completes the accommodation offering a shower over the bath with a glass splashback and tiled surround.

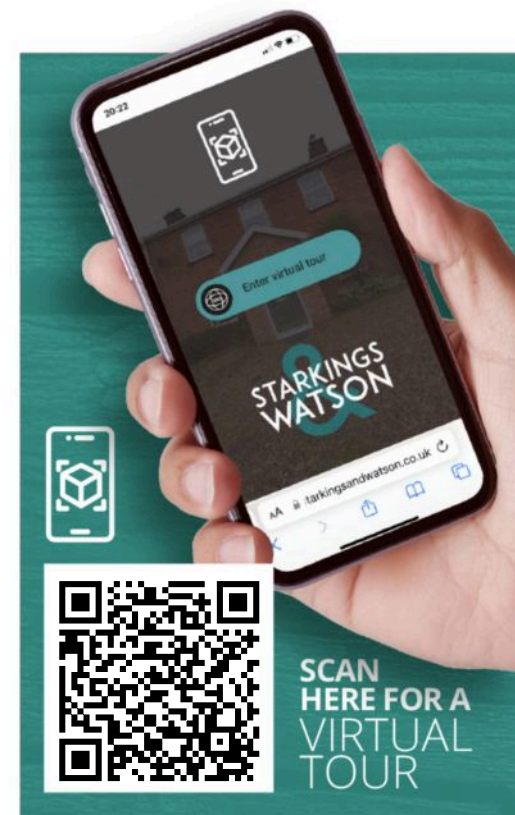
FIND US

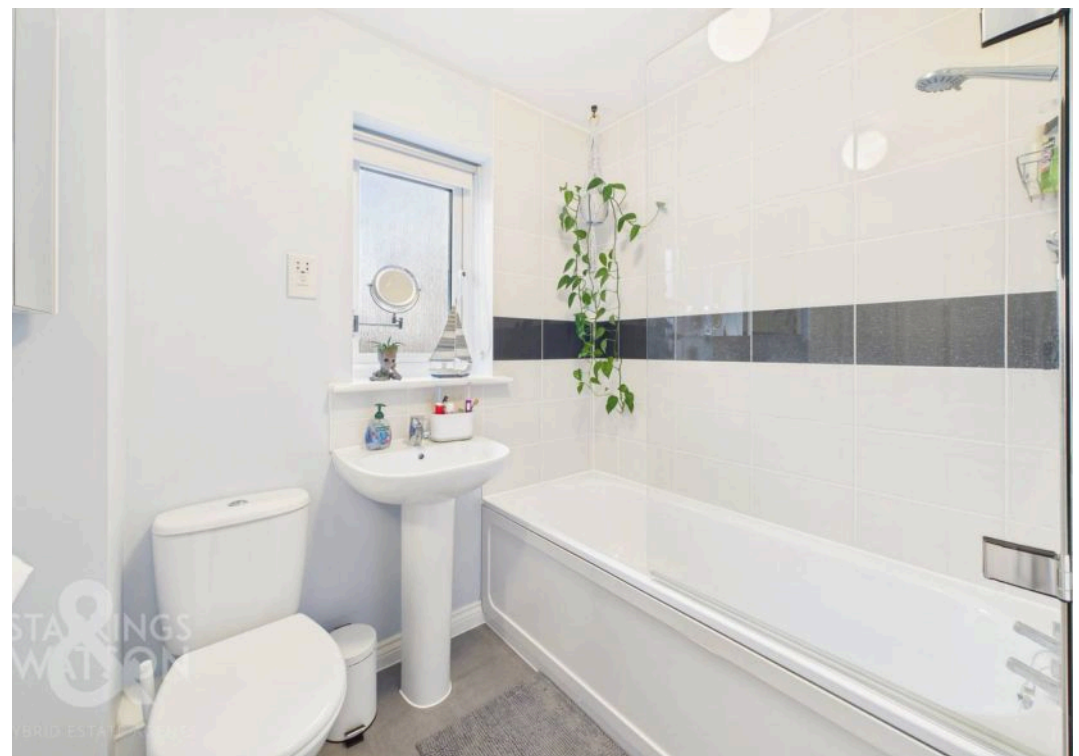
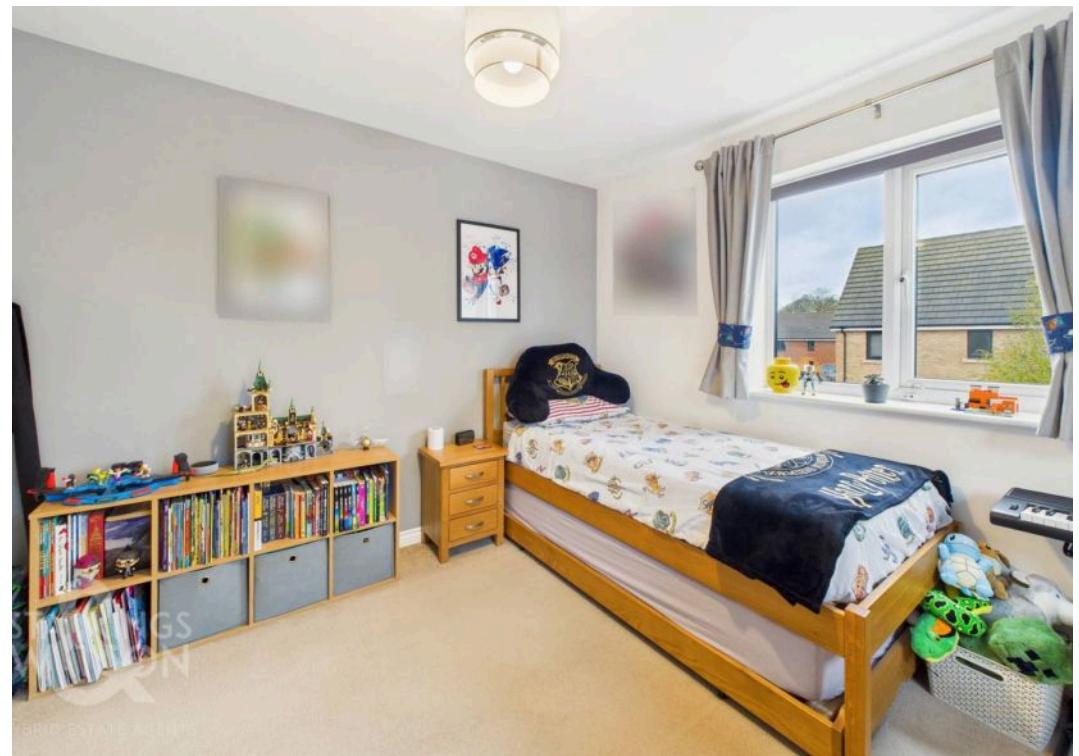
Postcode : NR8 5GQ

What3Words : ///pianists.imparts.deduced

VIRTUAL TOUR

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







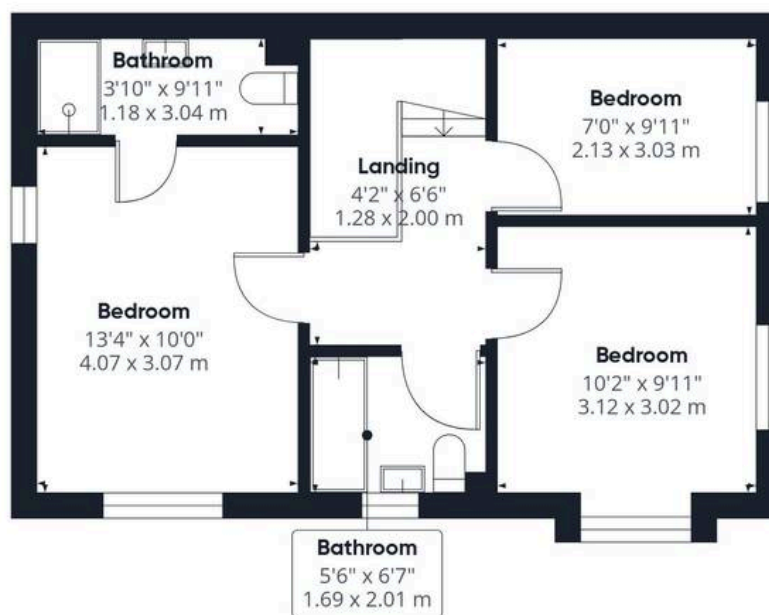
THE GREAT OUTDOORS

Stepping outside, the rear garden is private, enjoying a south facing aspect and fully enclosed with timber panel fencing and brick walls. Initially offering a flagstone patio and beyond to a laid lawn. A raised wooden border sleeper enclosed flower bed offers shrubs and plantings, whilst a side wooden latch and brace gate allows access to the driveway and garage which has boarded out roof space for significant additional storage.





Ground Floor



Floor 1



Approximate total area⁽¹⁾

905 ft²

84 m²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360



Starkings & Watson Hybrid Estate Agents

196 Norwich Road, Costessey - NR5 0EX

01603 336446 • costessey@starkingsandwatson.co.uk • starkingsandwatson.co.uk/

Disclaimer: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and 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.