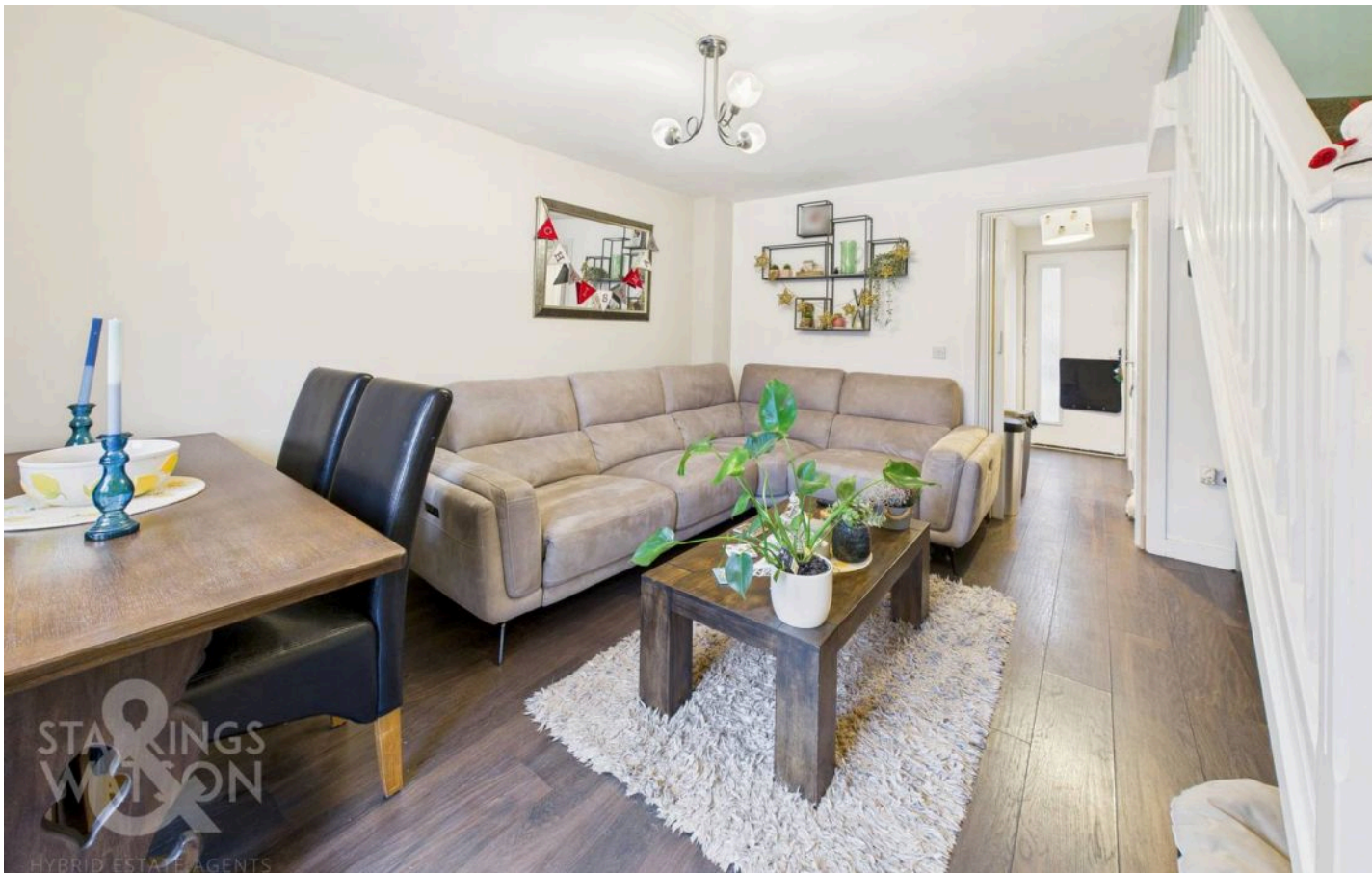




Stockwell Road, Costessey - NR8 5EQ

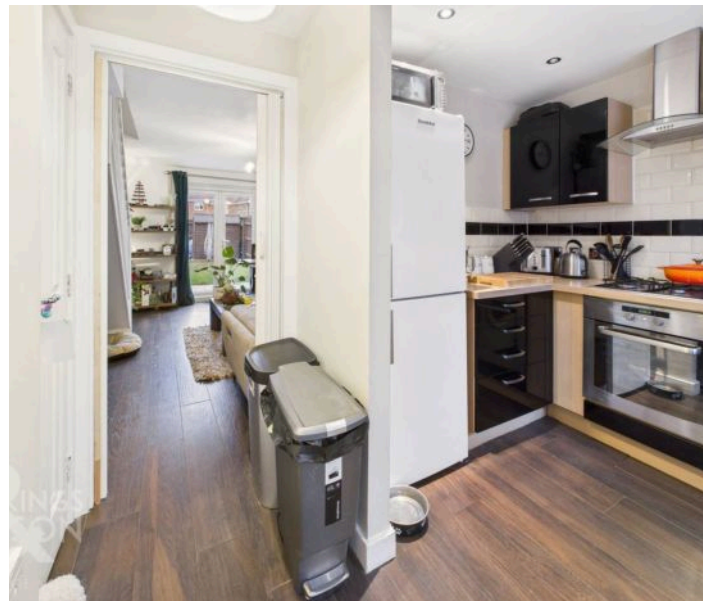




## Stockwell Road

Costessey, Norwich

Presented in IMMACULATE CONDITION, this SEMI-DETACHED HOUSE offers the perfect FIRST TIME BUY, boasting a logical and free flowing layout including an OPEN PLAN 14' SITTING and DINING ROOM with FRENCH DOORS overlooking the garden. The HALLWAY ENTRANCE includes INTEGRATED STORAGE and a conveniently located two piece W.C, opening to the fully fitted KITCHEN boasting INTEGRATED APPLIANCES. Heading upstairs, two generously proportioned DOUBLE BEDROOMS open from the landing, serviced by a three piece FAMILY BATHROOM including a shower over the bath. To the rear, the PRIVATE GARDEN is FULLY ENCLOSED, having been LANDSCAPED by the current vendors to include a flagstone patio extending to the gate and beyond to an ALLOCATED PARKING SPACE. An EV CHARGER can be found to the front of the property.



Council Tax band: B

Tenure: Freehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating: C



- Semi-Detached House
- 14' Open Plan Sitting/ Dining Room
- Hallway Entrance With W.C
- Two Double Bedrooms Off Landing
- Easy Access To The A47 & Longwater Retail Park
- Landscaped Private & Enclosed Garden To Rear
- Allocated Parking
- EV Charger To Front

Nearby you will find a variety of local amenities including shops, hardware store, post office etc. Local schooling is located close by up to Secondary level, whilst a wealth of public transport leads to Norwich and the nearby Retail Parks. To the rear of the property, access leads to the local play area and Marriott' Way for walks and cycling. A variety of bus routes lead to Norwich City Centre, with Longwater Retail Park located only a short drive with a park and ride bus service into Norwich.

#### SETTING THE SCENE

The property is approached via a brick weave road and footpath which continues under the carport to the rear where you can find the allocated parking space, an EV charger can be found to the front of the property with the main entrance adjacent.



## THE GRAND TOUR

Stepping inside, the spacious hallway entrance offers an integrated storage cupboard perfect for coats and shoes, with a conveniently located two piece W.C adjacent. Wood effect hard flooring runs underfoot for ease of maintenance, continuing into the kitchen. The kitchen offers a range of wall and base storage cupboards and integrated cooking appliances including an oven, four burner gas hob with an extractor above. Under counter space is available for a washing machine and further room for an 'American' style fridge and freezer. At the end of the hallway, a space efficient concertina door leads to the 14' open plan sitting and dining room with stairs rising to the first floor in the corner. The room allows for a range of soft furnishing layouts with ample space available for formal dining. Full height uPVC double glazed French doors open to the garden and flood the room with natural light ensuring a light and bright feel.

Ascending the stairs to the first floor landing, loft access can be found whilst doors open to two double bedrooms. The main bedroom offers twin uPVC double glazed windows whilst ample room is available for a large double bed and storage furniture. Across the landing, the second double room is currently used as a dressing room and home office, benefitting from integrated storage to the corner and a rear facing aspect.

Located centrally from the landing, the three piece family bathroom completes the accommodation including a shower over the bath with a glass splashback, tiled surrounds and vanity storage below the sink.

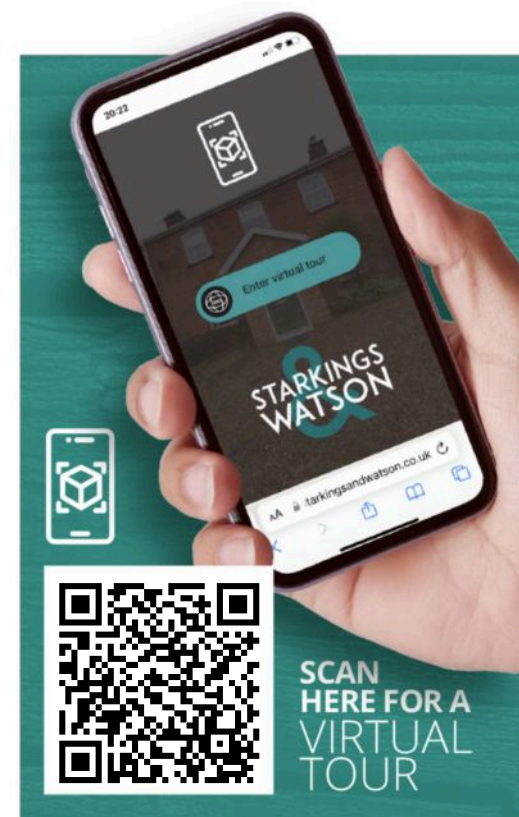
## FIND US

Postcode : NR8 5EQ

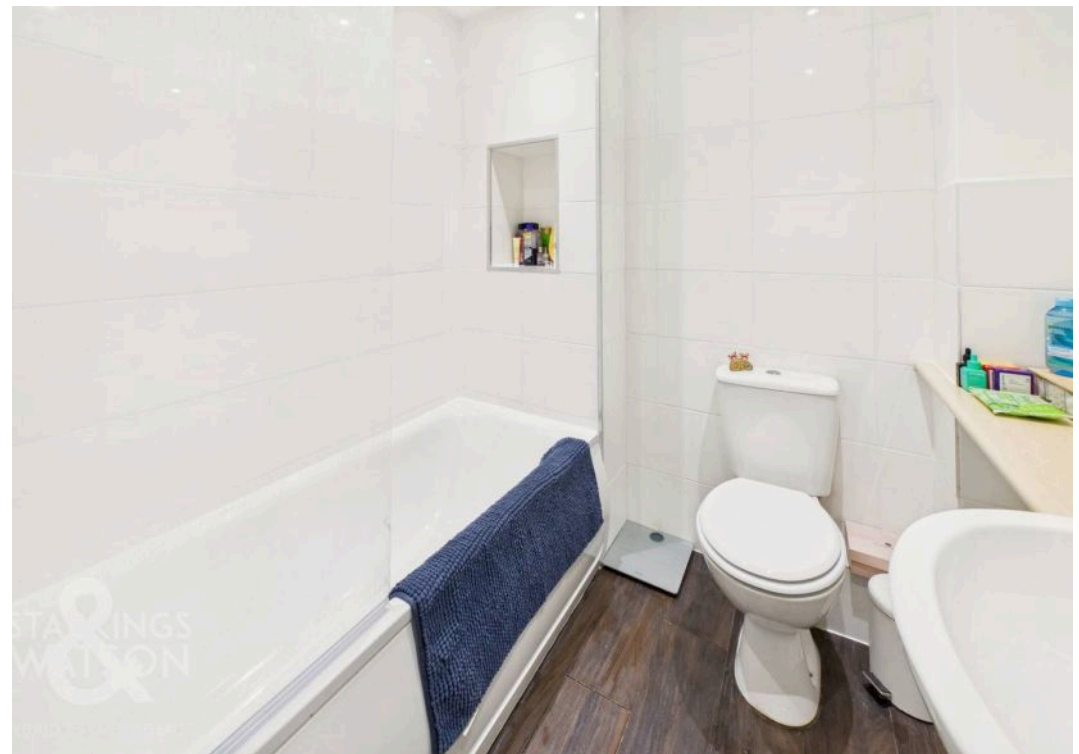
What3Words : ///fictional.bribing.fetching

## 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 and fully enclosed with timber panel fencing initially offering a recently laid flagstone patio. This space is perfect for outdoor furniture to enjoy the summer months, continuing the length of the garden to a rear wooden latch and brace gate that opens to the allocated parking space. The remainder of the garden is laid to lawn with a raised wooden sleeper border to the end separating a timber shed and shingled area.





Ground Floor



Floor 1

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

572.98 ft<sup>2</sup>

53.23 m<sup>2</sup>

**Reduced headroom**

14.21 ft<sup>2</sup>

1.32 m<sup>2</sup>

(1) Excluding balconies and terraces

 Reduced headroom  
(below 1.5m/4.92ft)

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

GIRAFFE360





## 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 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.