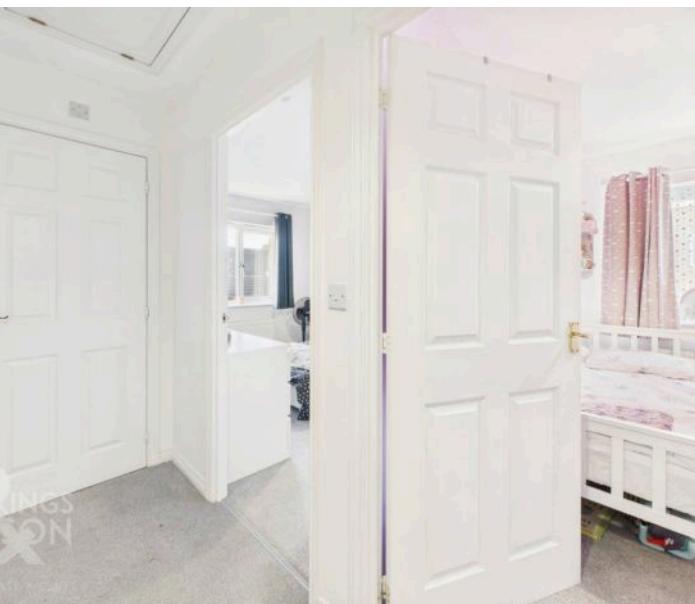




Magnolia Way, Costessey - NR8 5EH

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HYBRID ESTATE AGENTS



## Magnolia Way

Costessey, Norwich

This FIRST FLOOR FLAT has been an IDEAL INVESTMENT but would also make a GREAT FIRST BUY. Tucked away, with ALLOCATED PARKING OPPOSITE and with a remaining 131 year lease, manageable service charges and ground rent in the region of £500 PA ensure the property is easy to run. Finished with GAS FIRED CENTRAL HEATING and double glazing, BUILT-IN STORAGE can be found in the hall, with the accommodation including a 19' SITTING/ DINING ROOM enjoying a DUAL ASPECT with a fully fitted KITCHEN including INTEGRATED APPLIANCES. The inner hall offers doors opening to TWO DOUBLE BEDROOMS, serviced by the FAMILY BATHROOM with a shower over the bath. Only a SHORT WALK to the COUNTRY PARK, local SCHOOLS and SHOPS.

Council Tax band: B

Tenure: Leasehold

EPC Energy Efficiency Rating: C

- First Floor Flat
- Walking Distance To Walks, Schools & Shops
- Open Plan Sitting Room/Kitchen
- Family Bathroom with Shower
- Landing with Storage
- Two Double Bedrooms
- Allocated Parking Space
- Close Proximity To Longwater Retail Park, the UEA & Hospital

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

Within a residential cul-de-sac, the property is tucked in the corner, with allocated parking opposite. The unassuming entrance is simply the front door, but upon entry the property opens up, and with its elevated position, enjoys a bright and inviting interior.



## THE GRAND TOUR

The front door opens into a self contained ground floor entrance, featuring a carpeted lobby and stairs rising to the main accommodation. This area includes a radiator and offers the perfect place to store coats and shoes. Upon reaching the landing, you will find two built-in storage cupboards and access to the loft hatch. To the left is the bright, open plan living space, finished with easy to maintain wood effect flooring and enjoying a dual aspect with uPVC double-glazed windows to the front and rear. This versatile room provides ample space for both soft furnishings and a dining table. The kitchen is smartly arranged along one wall, offering a range of base and wall-mounted storage, integrated cooking appliances, and dedicated space for a fridge-freezer and washing machine. For peace of mind, the gas-fired central heating boiler, located in the corner has been serviced this year. Both bedrooms are comfortably finished with carpeted flooring, radiators, and uPVC double-glazed windows. Completing the home is the family bathroom, which features a three-piece suite with tiled splashbacks and a shower with a glazed screen over the bath.

## FIND US

Postcode : NR8 5EH

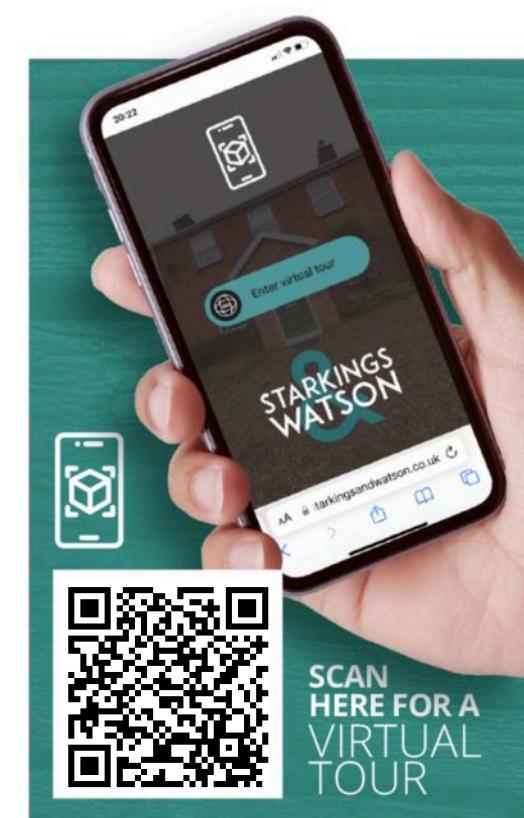
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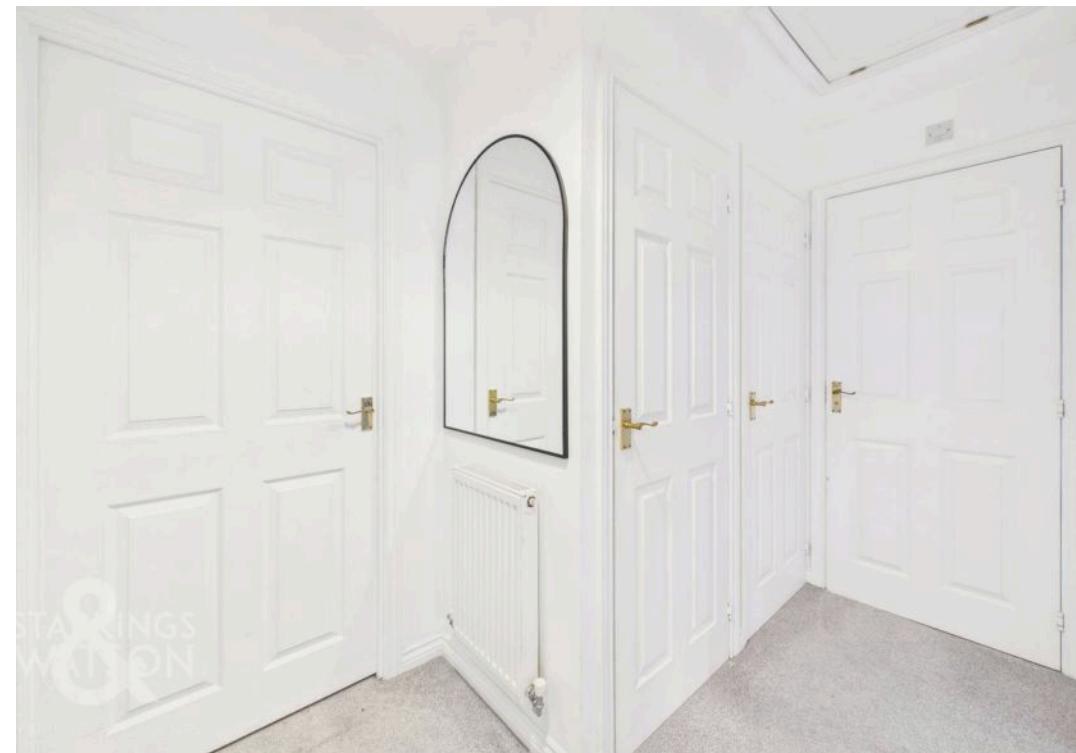
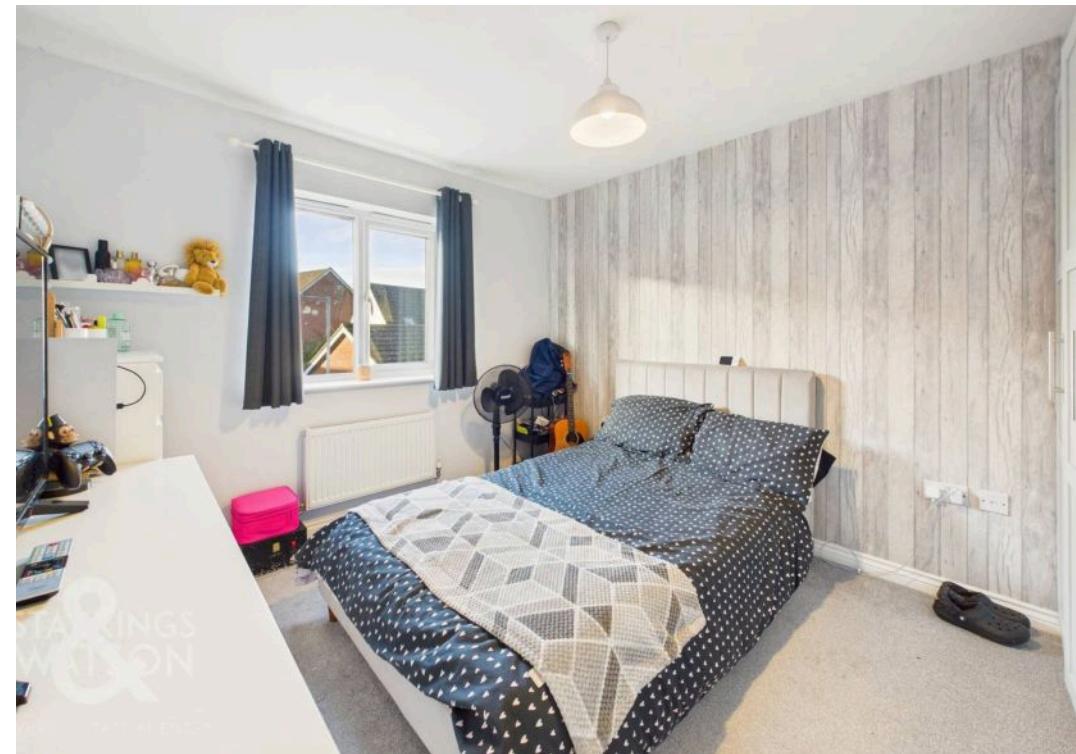
## VIRTUAL TOUR

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

## AGENTS NOTES

This property is offered on a leasehold basis with 131 years remaining. Service charges are in the region of £354 per annum and ground rent of £199 per annum.

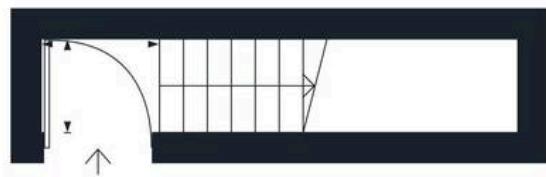




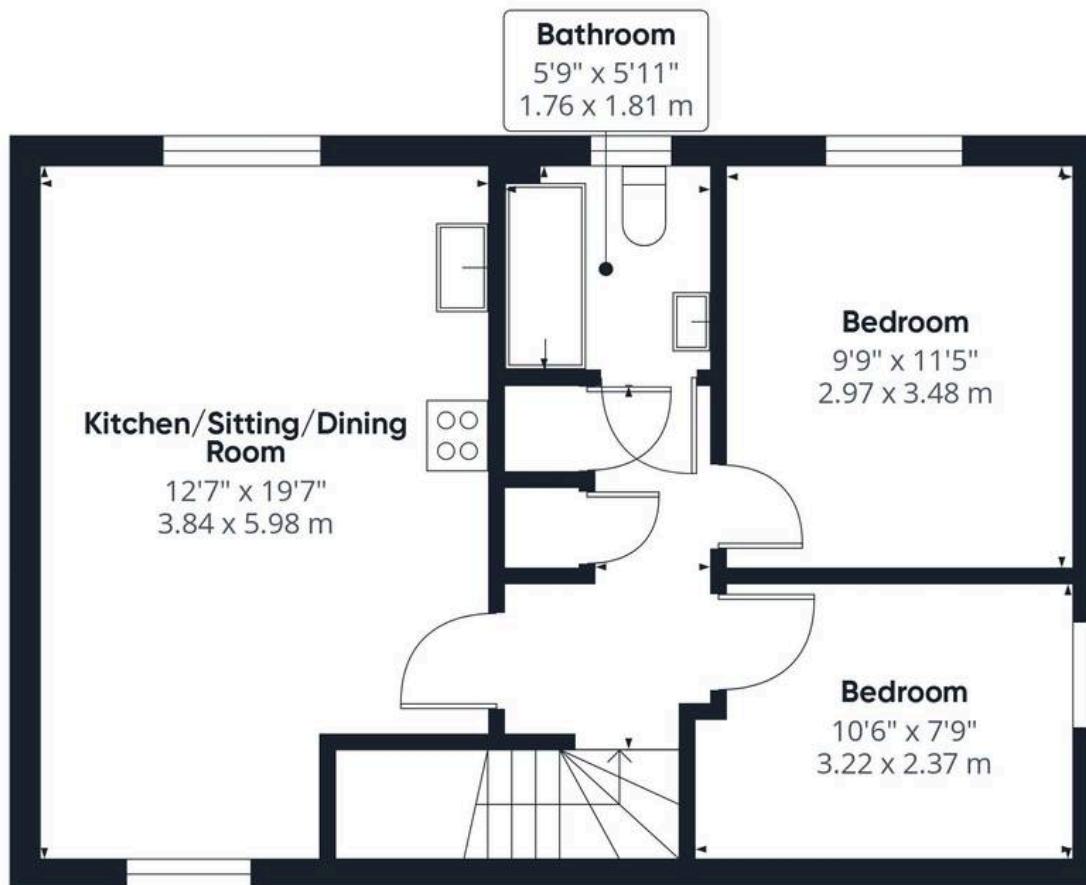


## THE GREAT OUTDOORS

Whilst there are no gardens with the property, the Country Park and its walks are minutes away, whilst the allocated parking is opposite.



Ground Floor



Floor 1

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

550 ft<sup>2</sup>  
51.2 m<sup>2</sup>

(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

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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.