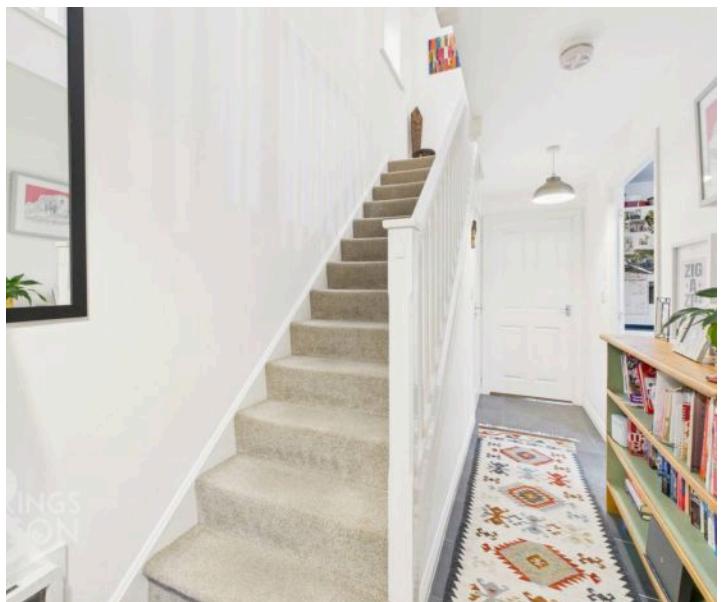




Waxwing Way, Costessey - NR8 5GA

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&  
WATSON  
HYBRID ESTATE AGENTS



## Waxwing Way

Costessey, Norwich

Positioned within walking distance to LOCAL AMENITIES and SCHOOLS, this SEMI-DETACHED TOWNHOUSE has been UPDATED and IMPROVED, offering over 1,080 Sq. Ft (stms) of versatile living accommodation, perfect for families. Step inside to the spacious HALLWAY ENTRANCE, a perfect meet and greet space, complimented by a conveniently located two piece W.C. Doors open to the fully fitted KITCHEN, offering space for dining and INTEGRATED APPLIANCES, and to the 13' SITTING ROOM, featuring FRENCH DOORS leading out to the PRIVATE and ENCLOSED rear GARDEN. Heading upstairs, TWO BEDROOMS open from the first floor landing, serviced by a FAMILY BATHROOM with a shower over the bath. The second floor boasts a further TWO DOUBLE BEDROOMS including the MAIN BEDROOM boasting an ENSUITE SHOWER ROOM. Two ALLOCATED PARKING spaces can be found behind.

Council Tax band: D

Tenure: Freehold

EPC Energy Efficiency Rating: TBC

- End-Of-Terrace Townhouse
- 13' Sitting Room With French Doors
- Fitted Kitchen With Integrated Appliances
- Four Bedrooms
- Ground Floor W.C, Family Bathroom & Ensuite Shower Room
- Walking Distance Local Amenities & Primary School/ Nursery
- Two Allocated Parking Spaces
- Landscaped Private & Enclosed 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 can be found set back from the road, framed with well kept hedges to the front boundary opening to a low maintenance shingle laid garden bisected with a flagstone patio leading to the main entrance beneath an open porch.



## THE GRAND TOUR

Stepping inside, the spacious hallway features stairs rising to the first floor and a conveniently located two piece W.C. tucked beneath. Tiled flooring runs underfoot, continuing into the fully fitted kitchen, offering a comprehensive range of wall and base storage cupboards. The kitchen provides space for dining and benefits from integrated appliances including an oven, inset electric hob, and extractor, with undercounter space available for both a dishwasher and washing machine. At the end of the hallway, a door opens to the light and bright 13' sitting room. This space features wood flooring for ease of maintenance and allows for a variety of soft furnishing layouts, with uPVC double-glazed French doors leading directly out to the garden.

Ascending the stairs to the carpeted first floor landing, doors lead to two bedrooms. The larger of the two is a well proportioned double bedroom with a rear facing aspect and plenty of room for storage furniture. The second bedroom offers a versatile space, ideal as a nursery, home office, or study. Centrally located from the landing is the three piece family bathroom, featuring a shower over the bath. On the second floor, a further two double bedrooms can be found. The first offers French doors with a Juliet balcony, space for a large double bed, and deceptively spacious integrated wardrobe storage. The adjacent main bedroom provides ample room for a large bed and furniture, further benefiting from a private ensuite shower room with tiled flooring and an inset shower cubicle with a glass sliding door.

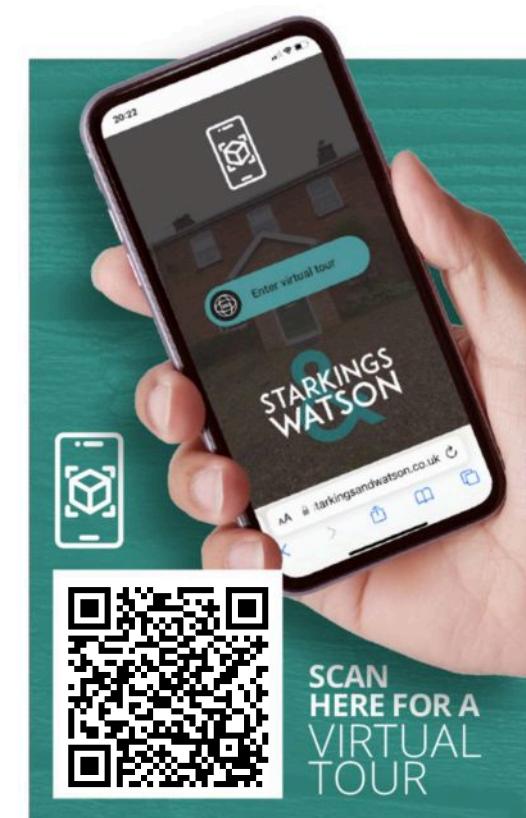
## FIND US

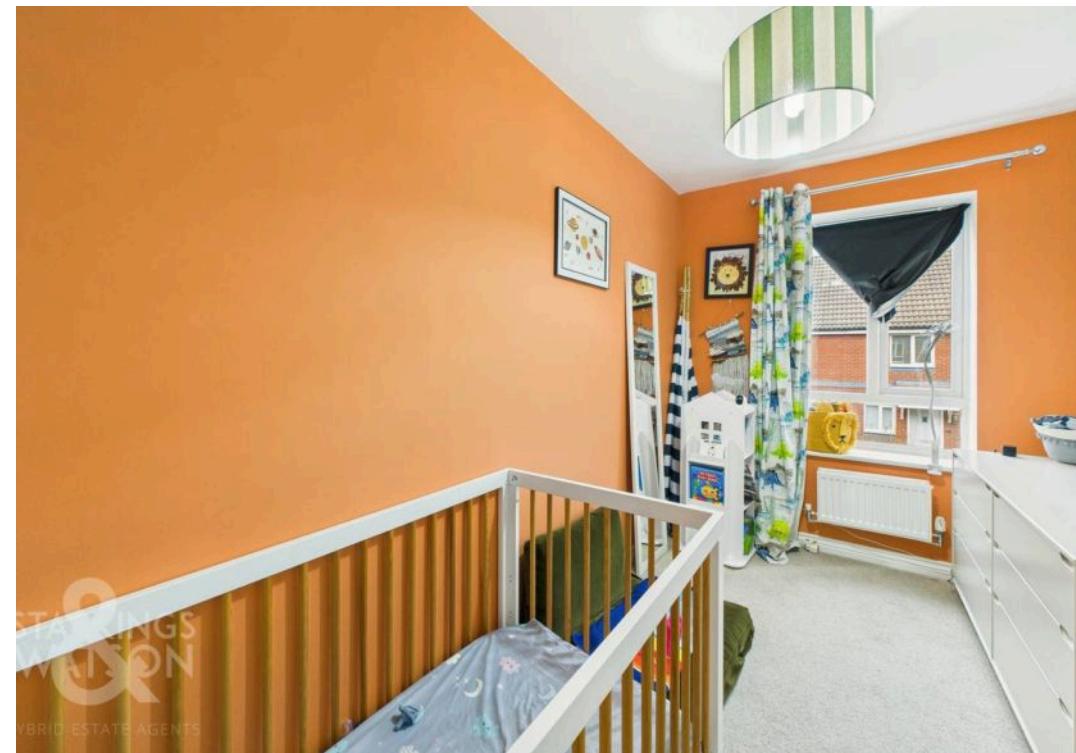
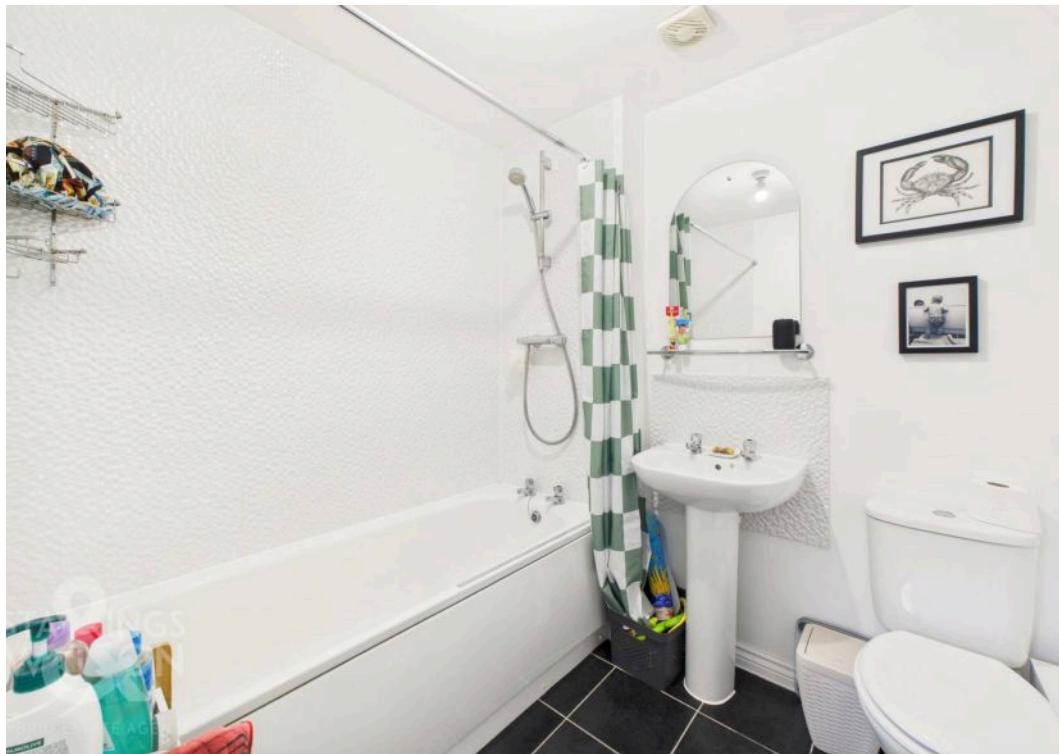
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What3Words : ///growth.span.fingernails

## VIRTUAL TOUR

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







## THE GREAT OUTDOORS

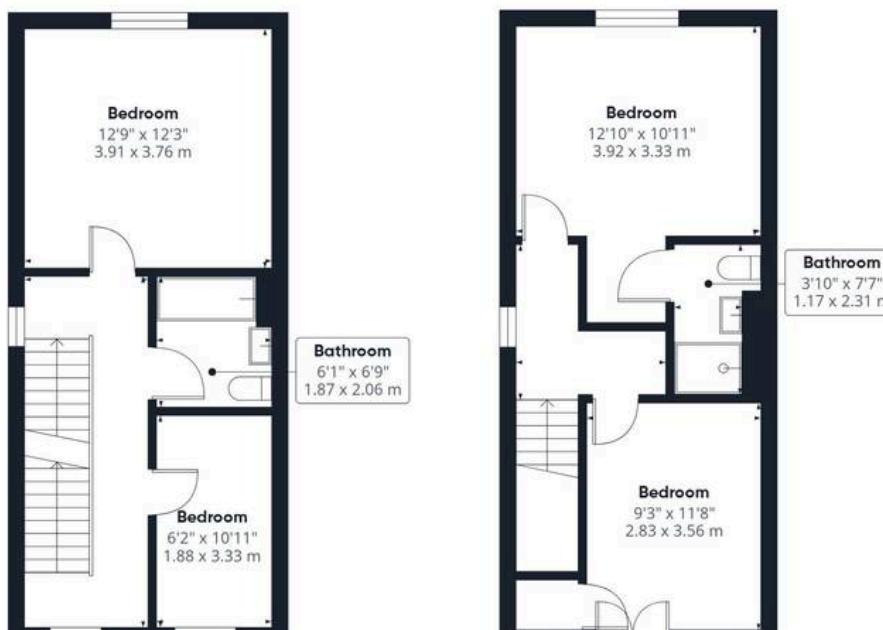
Outside, the private and fully enclosed rear garden is framed by timber panel fencing. The space opens onto a spacious flagstone patio, ideal for outdoor furniture and summer entertaining. The patio extends to the rear of the garden where a further wooden latch-and-brace gate opens directly to two allocated parking spaces. The remainder of the garden is laid to artificial lawn for a low maintenance, bordered by flower beds with a variety of established plants and shrubs, completed by a substantial timber storage shed.



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

1086 ft<sup>2</sup>  
100.9 m<sup>2</sup>

Reduced headroom  
2 ft<sup>2</sup>  
0.2 m<sup>2</sup>



(1) Excluding balconies and terraces

Reduced headroom  
..... Below 5 ft/1.5 m

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.