



Woodpecker Way, Costessey - NR8 5FD

**STARKINGS
& WATSON**

HYBRID ESTATE AGENTS



Woodpecker Way

Costessey, Norwich

NO CHAIN! Positioned on the FRINGES OF THE DEVELOPMENT with a tree-lined front aspect, this SEMI-DETACHED HOUSE offers a spacious and VERSATILE LAYOUT, ideal for families and couples alike. The accommodation opens to a HALLWAY ENTRANCE with a conveniently located two piece W.C. The 17' SITTING ROOM is the heart of the home, perfect for entertaining or relaxing with stairs rising to the first floor and INTEGRATED STORAGE beneath. The open KITCHEN/DINING ROOM boasts INTEGRATED APPLIANCES with ample room for formal dining and FRENCH DOORS opening to the garden, ensuring the room is flooded with natural light. Heading upstairs, doors give way to THREE BEDROOMS, the MAIN BEDROOM offers INTEGRATED WARDROBE space and a three piece ENSUITE SHOWER ROOM. The remaining rooms are serviced by the FAMILY BATHROOM, including a shower over the bath. Outside, tandem DRIVEWAY PARKING leads to the adjacent GARAGE, whilst to the rear, the GARDEN is PRIVATE and FULLY ENCLOSED, having been LANDSCAPED and including a substantial raised wooden decking.



Council Tax band: C

Tenure: Freehold

EPC Energy Efficiency Rating: B

- No Chain!
- Semi-Detached House
- Set On The Fringes Of The Development
- 17' Sitting Room
- Open Kitchen/ Dining Room With Integrated Appliances
- Three Bedrooms Including Main Bedroom With Ensuite
- Landscaped Private & Enclosed Garden
- Adjacent 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. Queens Hill Country Park also offers excellent walking, cycling, and running routes around the lakes and through the surrounding natural countryside. The nearby Longwater Retail Park provides an excellent selection of shops, a large supermarket, and a gym, while the UEA and the Norfolk & Norwich University Hospital are also just a short drive away.



SETTING THE SCENE

Set back from the road, the property enjoys a pleasant position overlooking greenery on the fringes of the development. The frontage is designed with low maintenance in mind, offering a variety of shrubs and plantings bisected by a flagstone path that leads to the main entrance beneath an open porch and outside wall light.

THE GRAND TOUR

Stepping inside, the hallway entrance offers a conveniently located two piece W.C and a further door opening to the 17' sitting room. This bright space enjoys front facing aspects through uPVC double glazed windows, with carpeted flooring underfoot and ample room for a range of soft furnishing layouts. Stairs rise to the first floor from the corner of the room, with useful integrated storage found underneath. Positioned to the rear of the home, the open plan kitchen and dining room features hard flooring for ease of maintenance. The kitchen overlooking the rear garden includes a range of wall and base storage units with integrated appliances, including a washing machine, dishwasher, fridge/freezer, oven, and a four burner gas hob with extractor above. uPVC double glazed French doors open directly to the garden, ensuring the room is flooded with natural light.

Ascending the carpeted stairs to the carpeted first floor landing with doors leading to three well proportioned bedrooms. Overlooking the front of the property, the main bedroom includes a generous built-in wardrobe with overhead storage and ample room for a large double bed. This room also benefits from a private three piece ensuite, including a glass enclosed shower cubicle with tiled splashback. The second bedroom also features carpeted flooring and uPVC double glazed windows, while the third bedroom is ideal as a single room or would make a perfect home office or study space. Completing the accommodation is the three piece family bathroom, centrally located from the landing and featuring a shower over the bath with a glass screen and a low maintenance tiled surround.

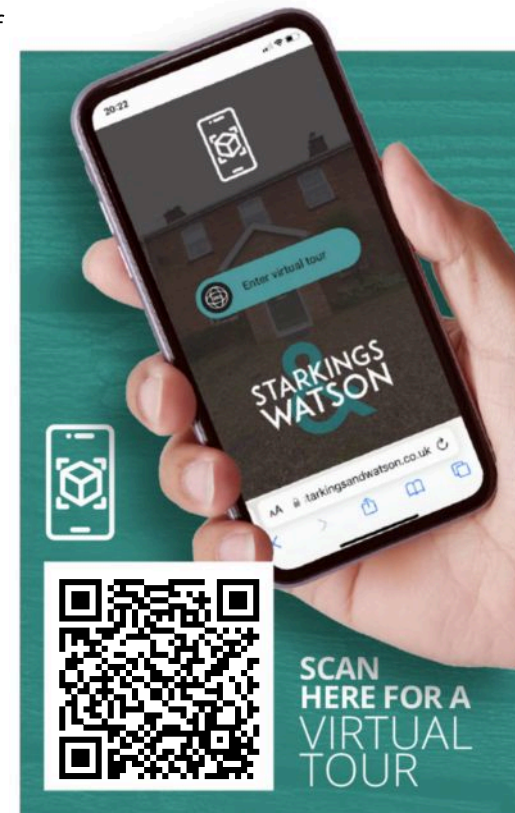
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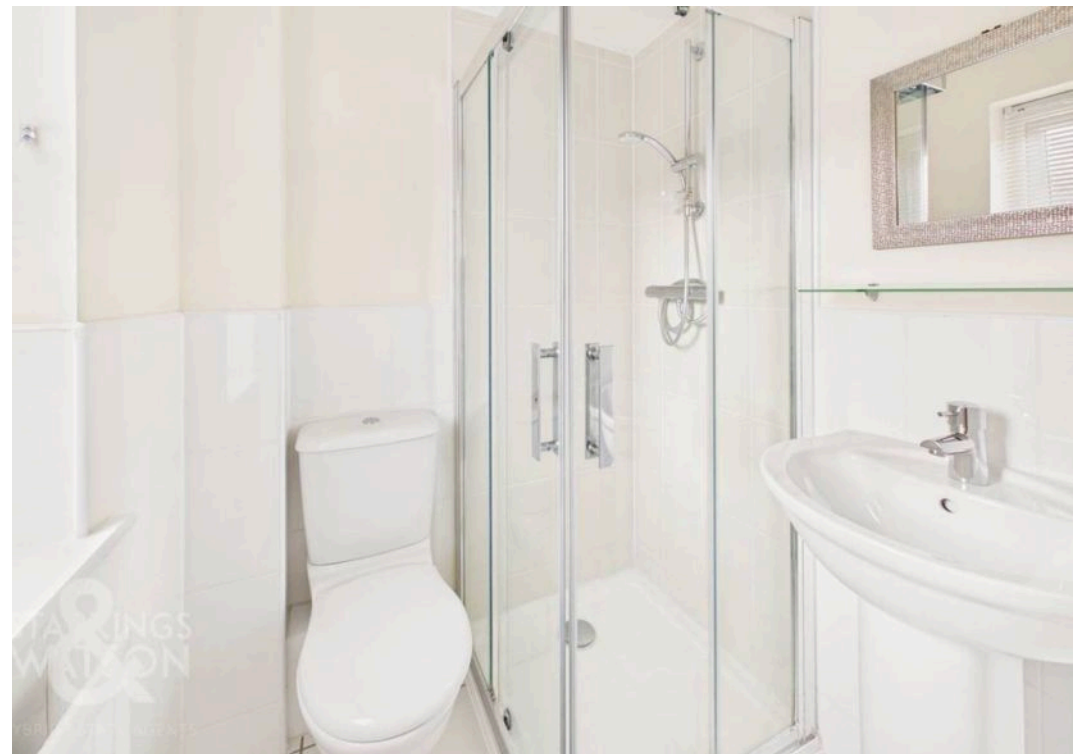
Postcode : NR8 5FD

What3Words : ///sues.quoted.thudded

VIRTUAL TOUR

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



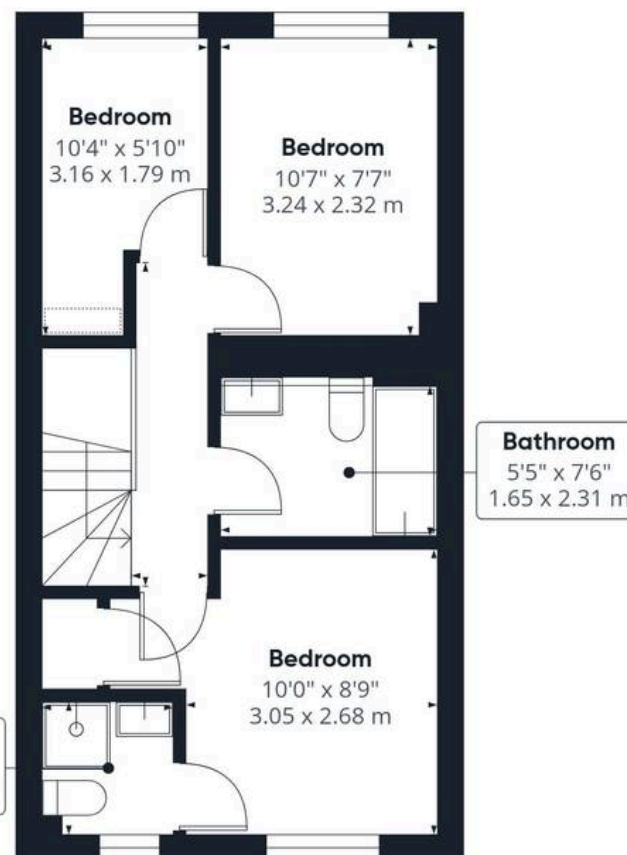




THE GREAT OUTDOORS

Stepping outside, the rear garden is fully enclosed by timber panel fencing. To the left, a wooden latch and brace gate opens to the driveway, providing convenient access to the garage. The garden is predominantly laid to a well maintained lawn, framed on either side by raised wooden borders and flowerbeds. Progressing to the end of the garden, a substantial raised timber deck offers the perfect space for outdoor furniture and summer entertaining. Additionally, a tucked away storage area is located out of sight to the side of the garage.





Floor 1

Approximate total area⁽¹⁾

708 ft²
65.8 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





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