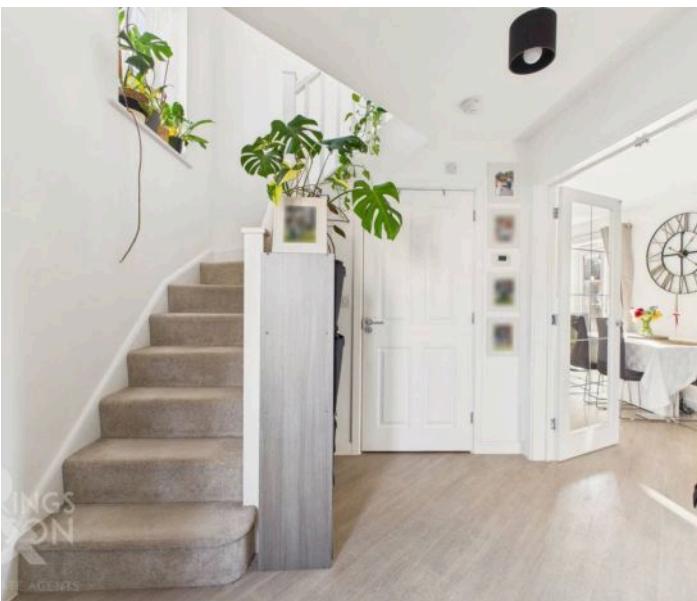




Kestrel Avenue, Costessey - NR8 5FT

STARKINGS
&
WATSON
HYBRID ESTATE AGENTS



Kestrel Avenue

Costessey, Norwich

Presented in TURNKEY condition, this SEMI-DETACHED HOUSE has been UPDATED and MODERNISED, ready to move in. An ideal location with everyday amenities and local transport close by. Stepping inside, the spacious HALLWAY ENTRANCE offers the perfect meet and greet space, with stairs rising and conveniently located two piece W.C. The main living area is open and free flowing, starting with the 16' SITTING ROOM enjoying a DUAL ASPECT with FRENCH DOORS opening to the garden, continuing to the DINING ROOM and adjacent fully fitted KITCHEN with further FRENCH DOORS and boasting fully INTEGRATED APPLIANCES. Heading upstairs, doors open to THREE BEDROOMS, including the MAIN BEDROOM, boasting twin INTEGRAL WARDROBES and a private ENSUITE SHOWER ROOM. Two further bedrooms are serviced by a modern three piece FAMILY BATHROOM with a shower over. Heading outside, TANDEM DRIVEWAY PARKING can be found for multiple vehicles to the front, whilst the rear GARDEN is PRIVATE and FULLY ENCLOSED.

Council Tax band: C

Tenure: Freehold

EPC Energy Efficiency Rating: B

- Semi-Detached House
- Updated & Improved Interior Presented In Turnkey Condition
- 16' Dual Aspect Sitting Room With French Doors
- 16' Open Plan Kitchen & Dining Room
- Three Bedrooms
- Ground Floor W.C, Family Bathroom & Ensuite Shower Room
- Private & Enclosed Rear Garden
- Driveway Parking For Multiple Vehicles

The property is superbly located within walking distance of a local school and just steps away from a regular bus link into Norwich City Centre, making it ideal for families and commuters alike. The nearby Longwater Retail Park is only a few minutes away, offering a fantastic range of shops and supermarkets as well as a range of everyday amenities. Whilst the A47 leads to Norwich and the A11.

SETTING THE SCENE

Set back from the road, the property features a frontage enclosed by iron railings, opening onto a laid lawn frontage and a flagstone pathway leading directly to the main entrance.



THE GRAND TOUR

Stepping inside, the spacious hallway offers ample room for storing outdoor wear, with stairs rising to the first floor and a conveniently located two piece W.C. Hard flooring runs underfoot and continues through internal French doors into the free flowing main living space. Initially, you are greeted by the 16' dual aspect sitting room, centred around a feature panelled wall and French doors that open directly to the garden. This versatile room allows for a range of soft furnishing layouts and flows seamlessly into the dining area. The dining space features a further set of French doors, ensuring the room is flooded with natural light and providing the perfect setting for formal dining, situated adjacent to the kitchen. The fully fitted kitchen includes a comprehensive range of wall and base units, complemented by a full suite of integrated appliances including a dishwasher, washing machine, fridge, freezer, oven, and gas hob with extractor. Ample worktop space wraps around for food preparation, finished with tiled splashbacks for ease of maintenance.

Ascending the stairs to the carpeted first floor landing, doors lead to three well proportioned bedrooms. The main bedroom enjoys a front facing aspect through uPVC double glazed windows, with ample room for a large double bed and twin double integrated wardrobes. A private ensuite shower room offers an inset double shower cubicle and a wall mounted heated towel rail. The second bedroom is a comfortable double with carpeted flooring, while the third bedroom serves perfectly as a single room or a dedicated home office. Completing the accommodation is the centrally located three piece family bathroom, which includes a shower over the bath with a glass screen and a further wall mounted heated towel rail.

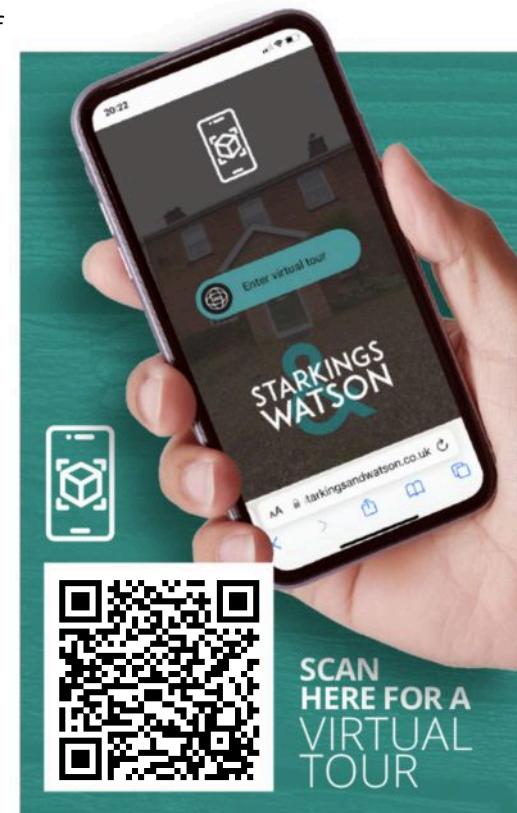
FIND US

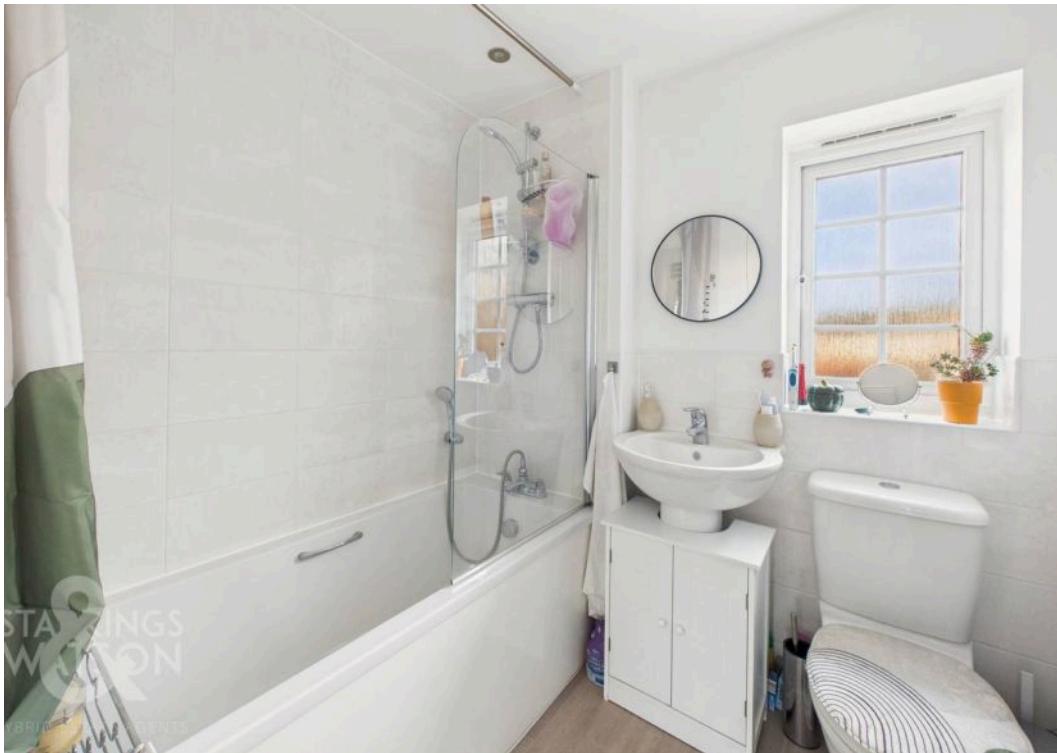
Postcode : NR8 5FT

What3Words : ///betrayed.takeovers.crows

VIRTUAL TOUR

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

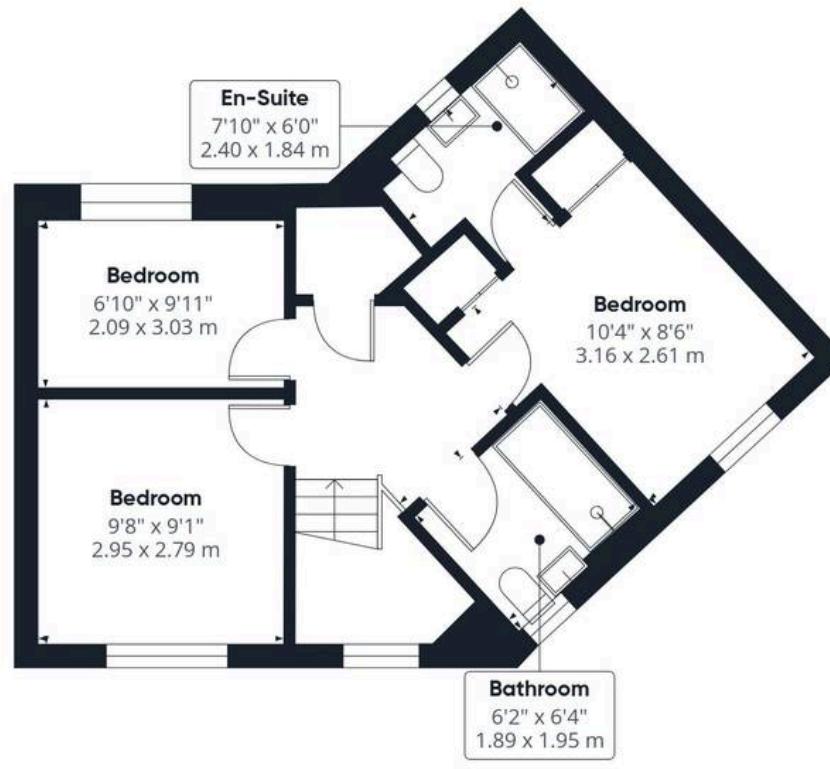
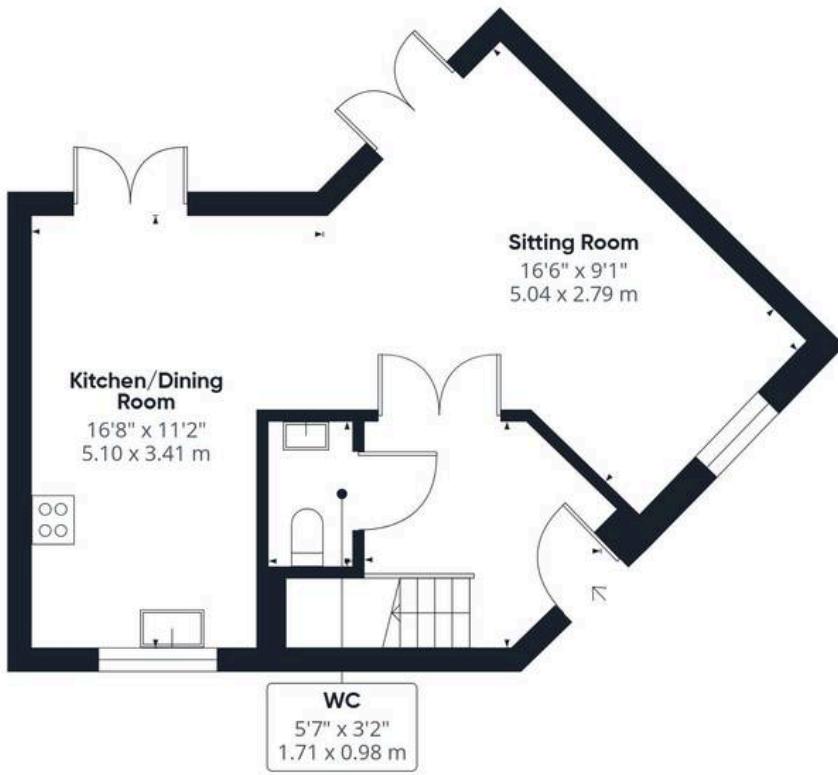






THE GREAT OUTDOORS

Stepping outside, the private rear garden is fully enclosed by timber panel fencing. The space initially opens onto a flagstone patio that hugs the rear of the property, providing the perfect spot for outdoor furniture and alfresco dining during the warmer months. The main body of the garden is laid to a well maintained lawn, framed by borders that feature a thoughtful range of plantings and shrubs. The patio continues around the side of the home, where you will find a useful timber storage shed and a wooden latch and brace gate providing convenient access to the driveway parking.



Approximate total area⁽¹⁾

856 ft²
79.6 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 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.