



Redpoll Road, Costessey - NR8 5FZ

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Redpoll Road

Costessey, Norwich

This IMMACULATED PRESENTED end terrace TOWN HOUSE is situated on the edge of this popular development, with a gorgeous TREE LINED BACKING providing beautiful views and privacy. The interior stretches to just over 1120 Sq. ft (stms), split over three floors. The accommodation includes the 16' OPEN PLAN KITCHEN/ DINING ROOM, boasting a stunning HIGH SPECIFICATION including INTEGRATED APPLIANCES. A ground floor W.C offers convenience, whilst the 13' SITTING ROOM enjoys views of the garden from uPVC double glazed FRENCH DOORS. The next two floors include FOUR BEDROOMS, with the smallest room currently used as a single bedroom and could make an ideal HOME OFFICE/ STUDY. Three bedrooms are serviced by a three piece FAMILY BATHROOM including a shower over the bath, whilst the MAIN BEDROOM includes a private ENSUITE SHOWER ROOM. Stepping outside, the PRIVATE GARDEN is FULLY ENCLOSED and landscaped, with a TREE-LINED REAR ASPECT. DRIVEWAY PARKING is available for multiple vehicles sitting in front of the ENBLOC GARAGE.

Council Tax band: D

Tenure: Freehold

EPC Energy Efficiency Rating: B

EPC Environmental Impact Rating: B

- End Terrace Townhouse
- Located On The Fringes Of The Development
- 13' Sitting Room With French Doors
- 16' Open Plan Kitchen/ Dining Room
- Four Bedrooms
- Main Bedroom Includes A Private Ensuite Shower Room
- Driveway Parking & Enbloc Garage
- Landscaped Private Garden With A Tree-Lined Rear Aspect

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

Set back from the road, the property features a shingle laid frontage accented by space for potted plants. A side passageway provides convenient access leading down to the rear garden, while the main entrance is located at the front, sheltered beneath an open porch.

THE GRAND TOUR

Stepping inside, the entrance hall features tiled flooring underfoot, designed for ease of maintenance, with stairs rising to the first floor. A door opens into the impressive 16' open plan kitchen and dining room, which offers plentiful storage through a range of wall and base units. Integrated appliances include a dishwasher, washing machine, and fridge freezer. Alongside this high specification kitchen, there is ample room for formal dining. A door from the kitchen leads into the 13' sitting room, which features hard flooring underfoot. This versatile space allows for a variety of soft furnishing layouts and is finished with uPVC double glazed French doors that flood the room with natural light and open directly to the garden.

Ascending the stairs to the first floor landing, doors lead to two bedrooms. The larger of the two is a well proportioned double room with carpeted flooring and a rear facing aspect. The second bedroom is currently utilised as a single room but would make an ideal home office or studio. Centrally located on this floor, the family bathroom offers a shower over the bath with a glass splashback.

The second floor landing provides access to a further two bedrooms. The main bedroom enjoys substantial fitted wardrobes with sliding doors and a peaceful rear facing aspect overlooking the tree lined backdrop behind the property. This room further benefits from a private en-suite shower room, including an inset double shower cubicle with a glass sliding door. The final bedroom at the front of the home enjoys French doors opening to a Juliet balcony, along with useful integrated wardrobes to the corner.

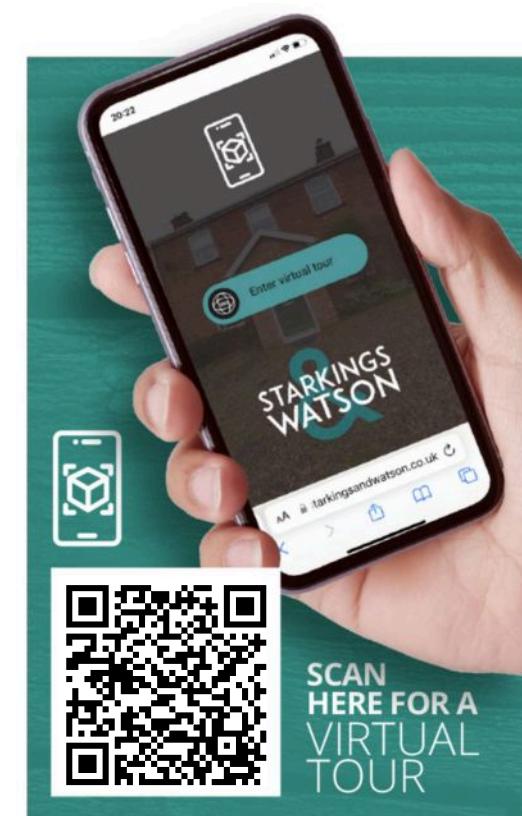
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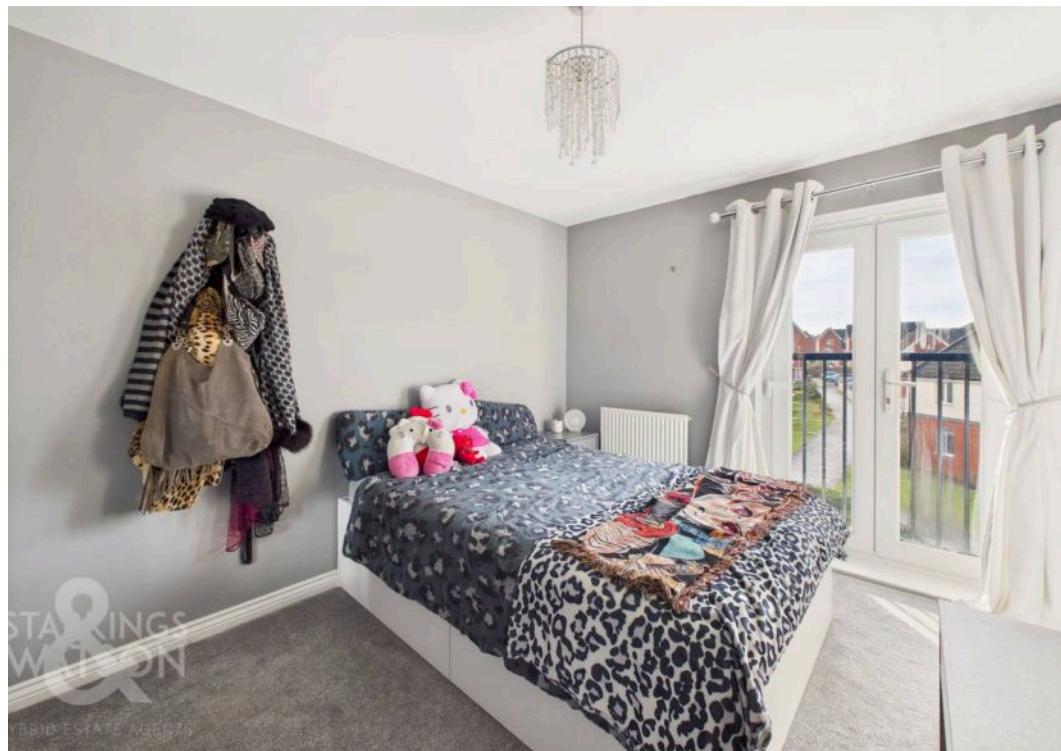
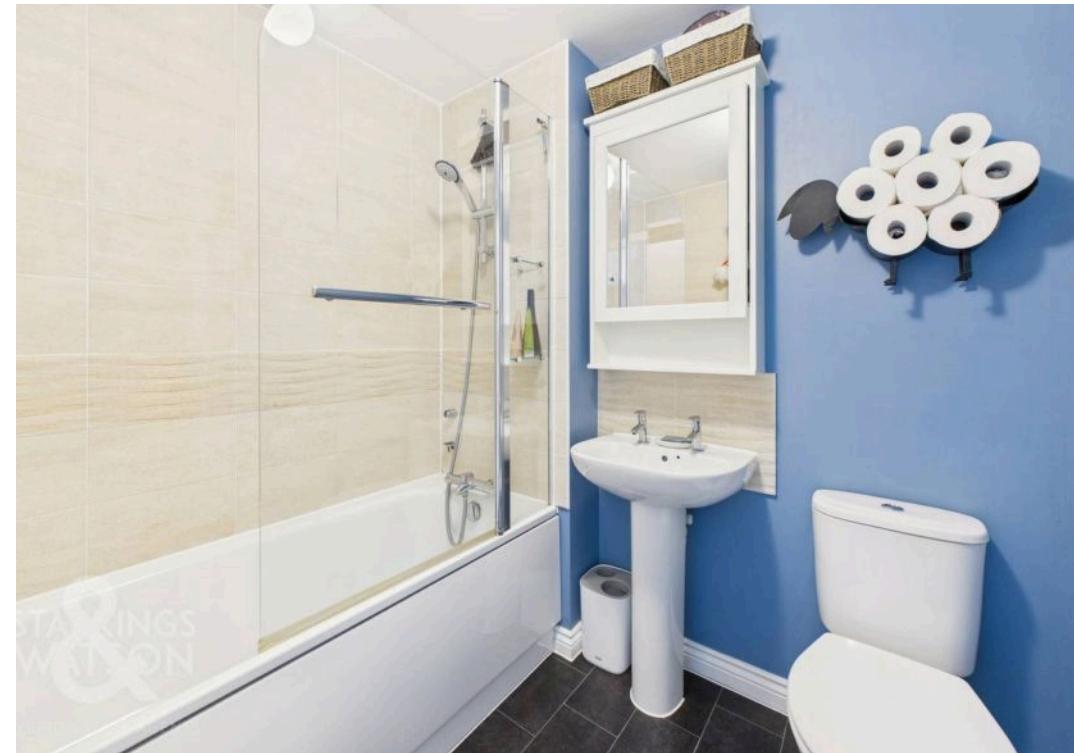
Postcode : NR18 5FZ

What3Words : //dubbing.lads.restore

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, fully enclosed by timber panel fencing, and offers a peaceful outlook over surrounding greenery. To the left, a wooden latch and brace gate provides convenient access from the side of the property to the front. Designed with low maintenance in mind, the garden initially offers a flagstone patio and shingle area, leading onto a neat synthetic lawn. At the far end of the garden, a raised composite decking area provides the perfect elevated spot for outdoor furniture and alfresco dining during the warmer months.



Approximate total area⁽¹⁾

1125 ft²
104.5 m²

Reduced headroom
1 ft²
0.1 m²

(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





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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.