



Allan Bedford Crescent, Costessey - NR8 5HH

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## Allan Bedford Crescent

Costessey, Norwich

Occupying a prominent positioning, this SEMI-DETACHED HOUSE is offered in TURNKEY presentation, having been lovingly UPDATED & IMPROVED by the current vendors. Step inside to find the spacious HALLWAY ENTRANCE, a perfect meet and greet space, complete with INTEGRATED STORAGE and a conveniently located W.C. The main ground floor living spaces include the 16' SITTING ROOM, boasting a DUAL ASPECT with FRENCH DOORS opening to the garden. Flowing into the OPEN PLAN KITCHEN and DINING ROOM, the kitchen offers a full suite of INTEGRATED APPLIANCES with room for dining next to the BAY WINDOW, flooding the room with natural light. Heading upstairs, THREE BEDROOMS open from the landing, including the MAIN BEDROOM benefitting from an ENSUITE SHOWER ROOM. The three piece FAMILY BATHROOM services the remaining bedrooms. Outside, DRIVEWAY PARKING can be found adjacent in addition to a GARAGE. The rear GARDEN is PRIVATE and FULLY ENCLOSED.

Council Tax band: C

Tenure: Freehold

EPC Energy Efficiency Rating: B

EPC Environmental Impact Rating: B

- Semi-Detached House
- Updated & Modernised Interior
- 16' Dual Aspect Sitting Room
- 18' Open Plan Kitchen & Dining Room
- Three Bedrooms
- Ground Floor W.C, Family Bathroom & Ensuite Shower Room
- Driveway Parking & Garage
- Private & Enclosed Rear Garden

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

The property can be found set back from the road, with a low maintenance frontage offering shrubs and potted plants. The main entrance can be found to the front under an open porch.



## THE GRAND TOUR

Stepping inside, the well decorated hallway entrance offers stairs rising to the first floor with integrated storage adjacent, a conveniently located two piece W.C and doors opening to the main living space of the home. The 16' sitting room enjoys uPVC double glazed windows and French doors opening to the garden, allowing for a range of soft furnishing layouts whilst hard flooring runs underfoot, continuing to the open plan kitchen and dining room. The kitchen itself offers a range of wall and base storage units, in addition to integrated appliances including a dishwasher, washing machine, fridge and freezer, double oven, four burner gas hob and extractor above. Ample room is available for a formal dining set behind the front facing bay window, ensuring the room is bathed in natural light.

Ascending the stairs to the carpeted first floor landing, a useful integrated storage cupboard can be found whilst doors open to three well proportioned bedrooms. The main bedroom enjoys plenty of space for a large double bed and storage furniture with double integrated wardrobe space and a separate door tucked around the corner opening to a three piece ensuite shower room which includes an inset glass door shower cubicle with tiled splashbacks and a wall mounted heated towel rail. The second double room enjoys twin uPVC double glazed windows, carpeted flooring and space for a double bed in a range of soft furnishing layouts.

The final bedroom also enjoys carpeted flooring with wood panelling to the feature wall. The three piece family bathroom completes the accommodation.

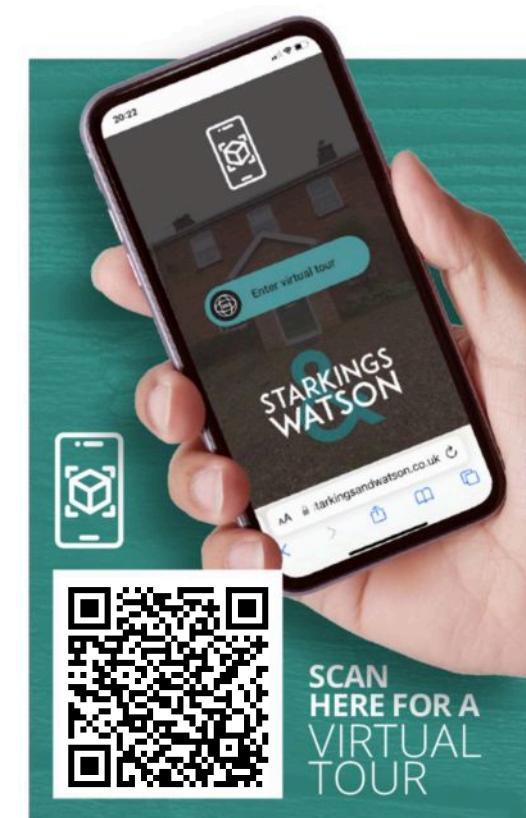
## FIND US

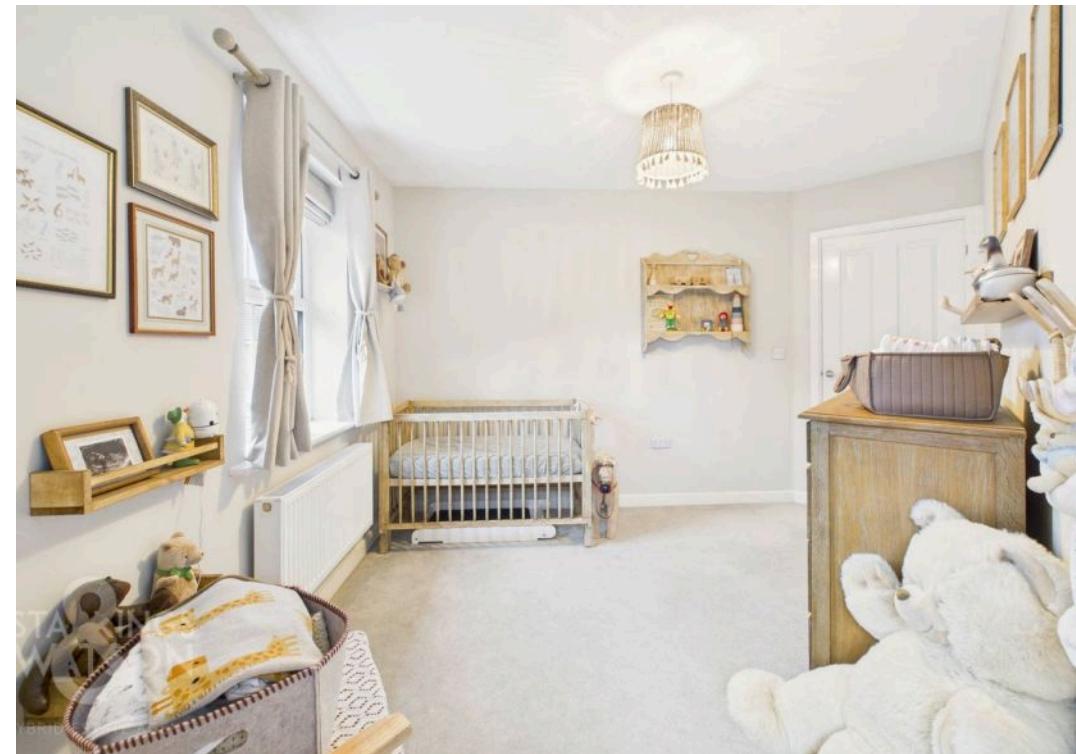
Postcode : NR8 5HH

What3Words : ///found.certainly.losses

## VIRTUAL TOUR

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



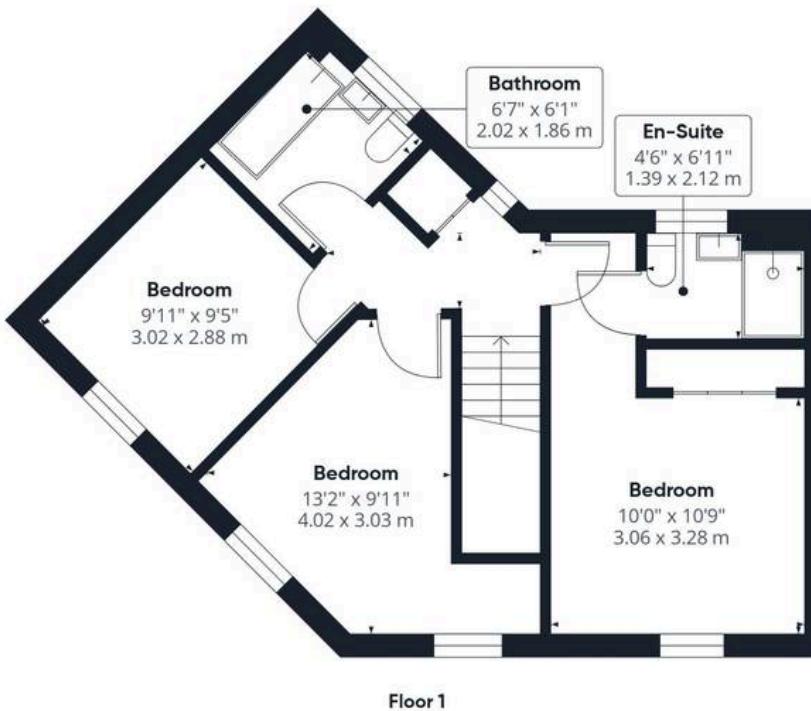
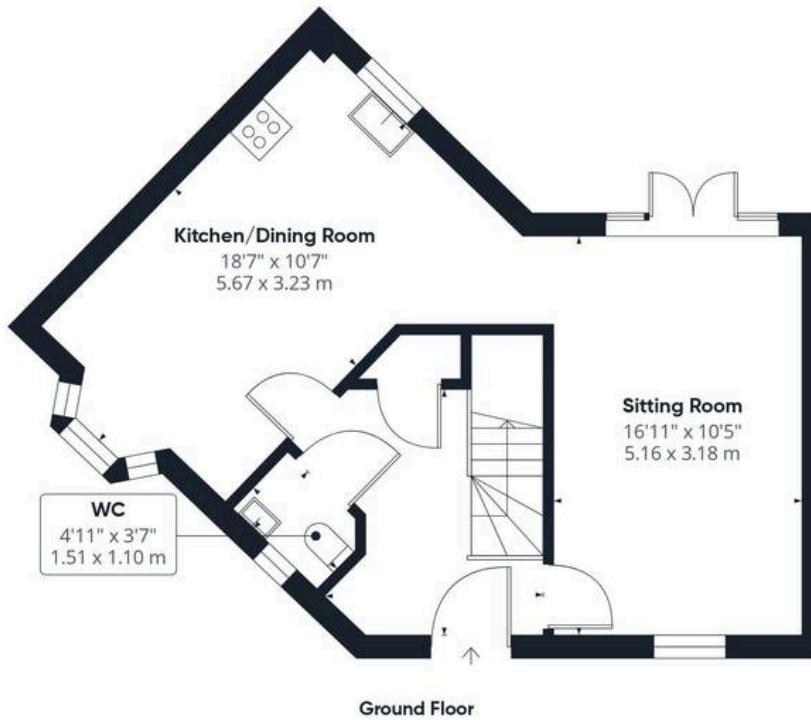




## THE GREAT OUTDOORS

Stepping outside, the rear garden is private and fully enclosed with timber panel fencing. The adjacent garage can be accessed from a side wooden latch and brace gate. The garden is primarily laid to lawn with a children's play area set to the corner and a raised wooden decking space, perfect for outdoor furniture to enjoy the summer months.





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

973 ft<sup>2</sup>

90.3 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





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