



Kestrel Avenue - NR8 5GZ

**STARKINGS  
& WATSON**

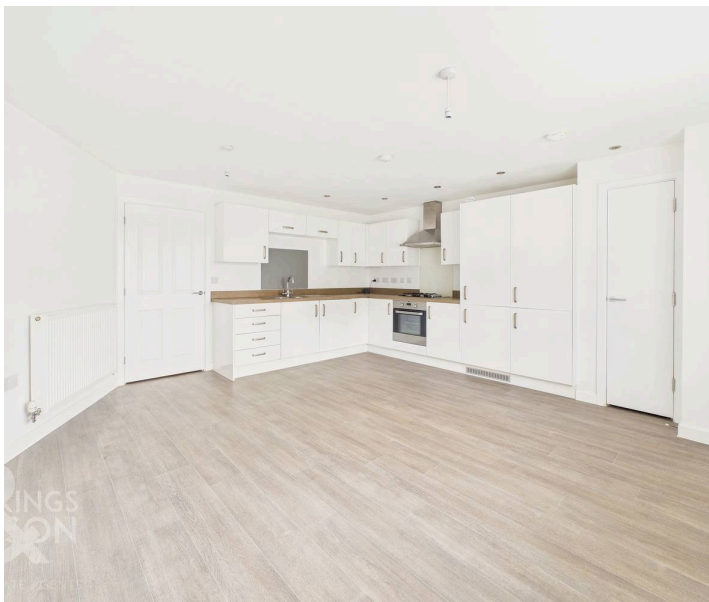
HYBRID ESTATE AGENTS





## Martyn Joyce House, Norwich

Welcome to this IMMACULATE GROUND FLOOR APARTMENT, with allocated and visitor parking. Step inside to a hall entrance, with an OPEN PLAN LIVING SPACE featuring a generous 16' KITCHEN and SITTING ROOM, perfect for entertaining friends or simply unwinding after a busy day. The INTEGRATED KITCHEN APPLIANCES streamline meal prep, making cooking a breeze. The property also boasts a cosy DOUBLE BEDROOM complete with a WARDROBE for all your storage needs, and an immaculate family BATHROOM complete with feature tiling and a SHOWER over the bath. Situated within walking distance to amenities, everything you need is right at your doorstep!



Council Tax band: A

Tenure: Leasehold

EPC Energy Efficiency Rating: B

- Ground Floor Apartment
- Allocated & Visitor Parking
- Open Plan Living
- 16' Kitchen & Sitting Room
- Integrated Kitchen Appliances
- One Double Bedroom with Wardrobe
- Immaculate Family Bathroom with Shower
- Walking Distance to Amenities

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 is approached via a communal car park with allocated parking for one vehicle and visitor parking available. A footpath takes you to the main entrance door whilst an adjacent cycle shed and bin store can be found. Using the intercom entry system and entering the building, the apartment can be found on the ground floor to the left hand side.



## THE GRAND TOUR

Once inside, a hall entrance can be found with doors leading to the main living space, bedroom and bathroom. Fully open plan, the sitting/dining room and kitchen offer a range of wall and base level units in a high gloss finish, with an inset gas hob and built-in electric oven with an extractor fan above. Integrated appliances include a fridge freezer and washing machine, whilst wood effect flooring runs throughout the room. There is ample space for soft furnishings and a dining table, with a media panel providing power and a television point, along with a further built-in storage cupboard and window which provides plenty of natural light. The adjacent double bedroom is finished with fitted carpet and a built-in wardrobe. The family bathroom completes the property with contrasting tiled splash backs to two walls, with the white three piece suite including a mixer shower tap and glazed shower screen over the bath.

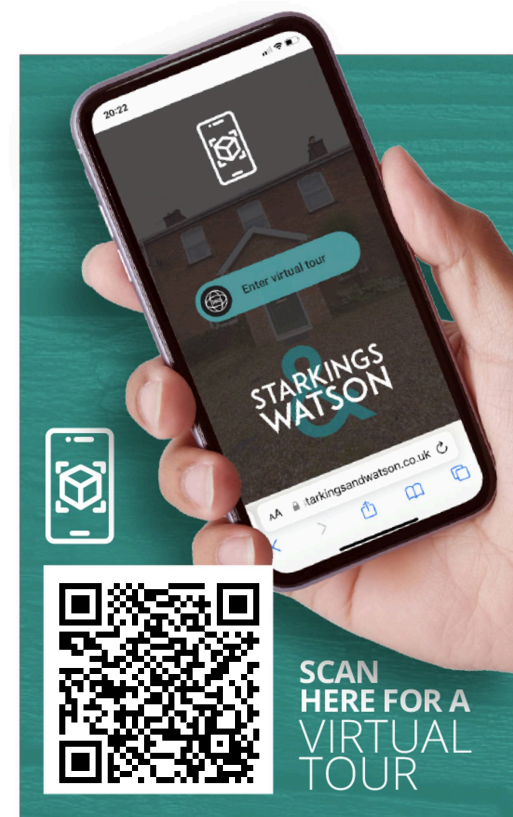
## FIND US

Postcode : NR8 5GZ

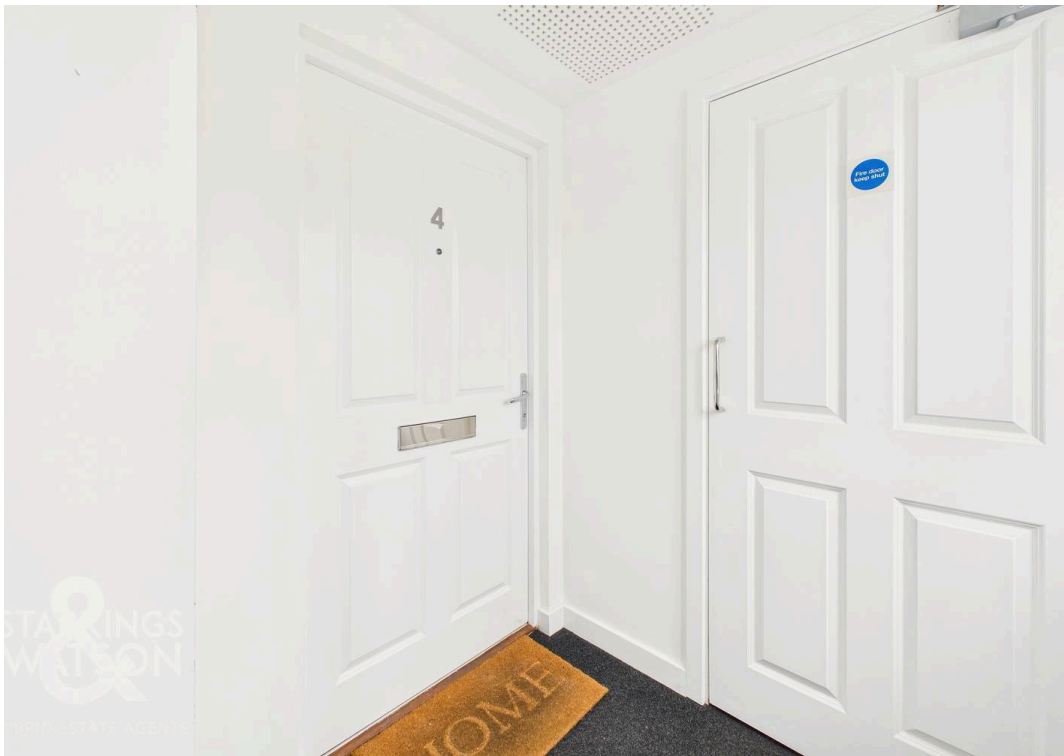
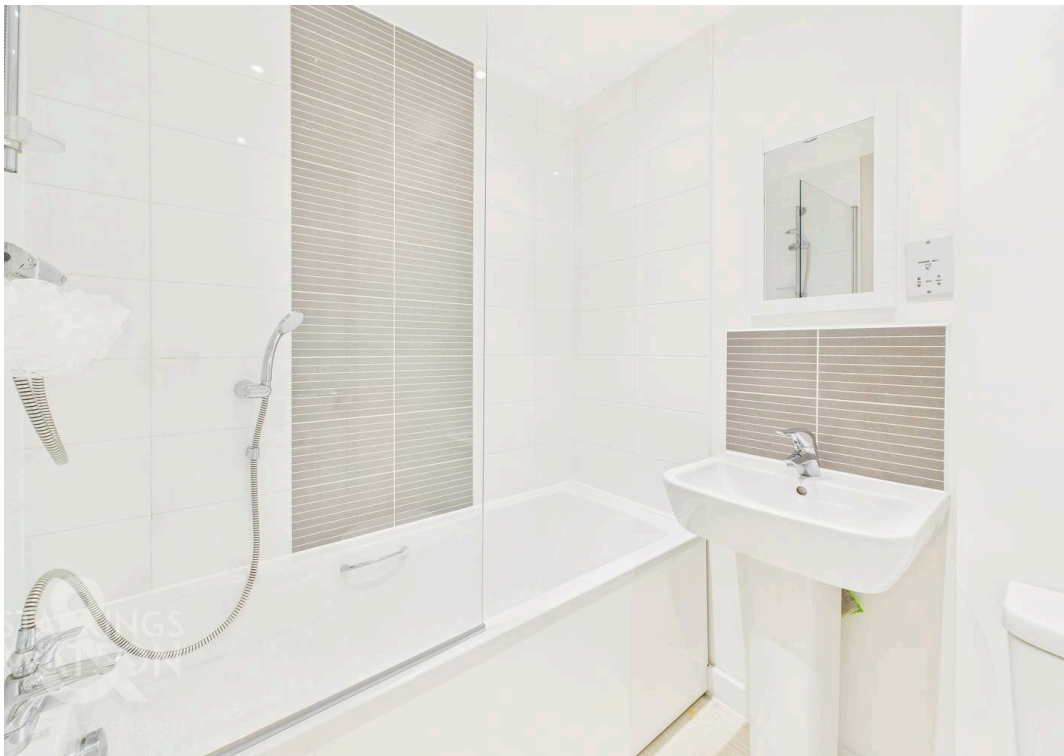
What3Words : ///loaders.bottled.monorail

## VIRTUAL TOUR

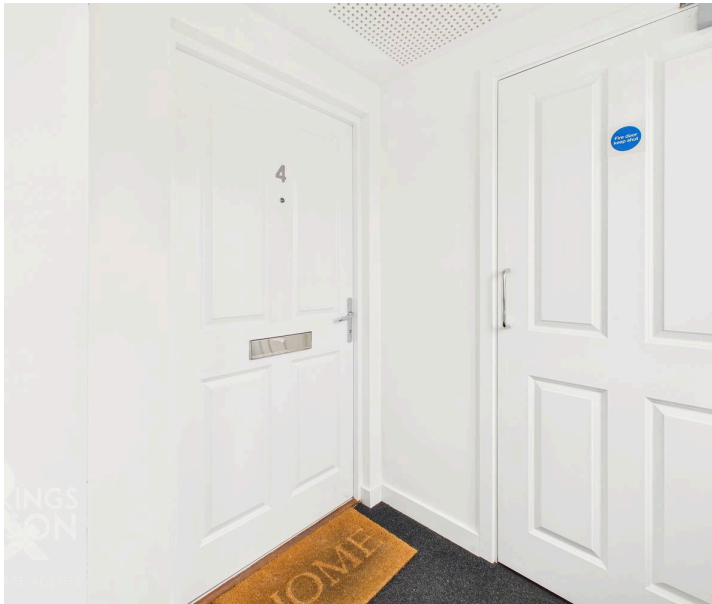
View our virtual tour for a full 360 degree of the interior of the property.















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

429.9 ft<sup>2</sup>

39.94 m<sup>2</sup>

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations were based on RICS IPMS 3C standard. Please note that calculations were adjusted by a third party and therefore may not comply with RICS IPMS 3C.

**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 are 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.