



Apollo Crescent, Norwich - NR5 0WG





## Apollo Crescent

Norwich

Positioned on the FRINGES OF THE DEVELOPMENT, this MID-TERRACED HOUSE boasts 4 YEARS REMAINING NHBC WARRANTY, with a spacious feeling layout offering OPEN PLAN LIVING, presented in TURNKEY condition throughout. Step inside to the HALLWAY ENTRANCE, boasting a convenient two piece W.C and double INTEGRATED STORAGE cupboard. With stairs rising to the first floor in the corner, the heart of the home is the 21' OPEN PLAN KITCHEN/ DINING/ SITTING ROOM, a perfect space for entertaining and relaxing. The fully fitted KITCHEN boasts a HIGH SPECIFICATION featuring GRANITE WORKTOPS and fully INTEGRATED APPLIANCES, whilst the SITTING and DINING ROOM enjoys FRENCH DOORS opening directly to the garden. Heading upstairs, TWO DOUBLE BEDROOMS open from the landing, with the MAIN BEDROOM including a private ENSUITE SHOWER ROOM, the remaining bedroom is serviced by a three piece FAMILY BATHROOM, perfectly suited to family living. Outside, the rear GARDEN is PRIVATE and FULLY ENCLOSED, additionally benefitting from a SOUTH FACING rear aspect. To the front, side by side DRIVEWAY PARKING can be found for two vehicles.





Council Tax band: B

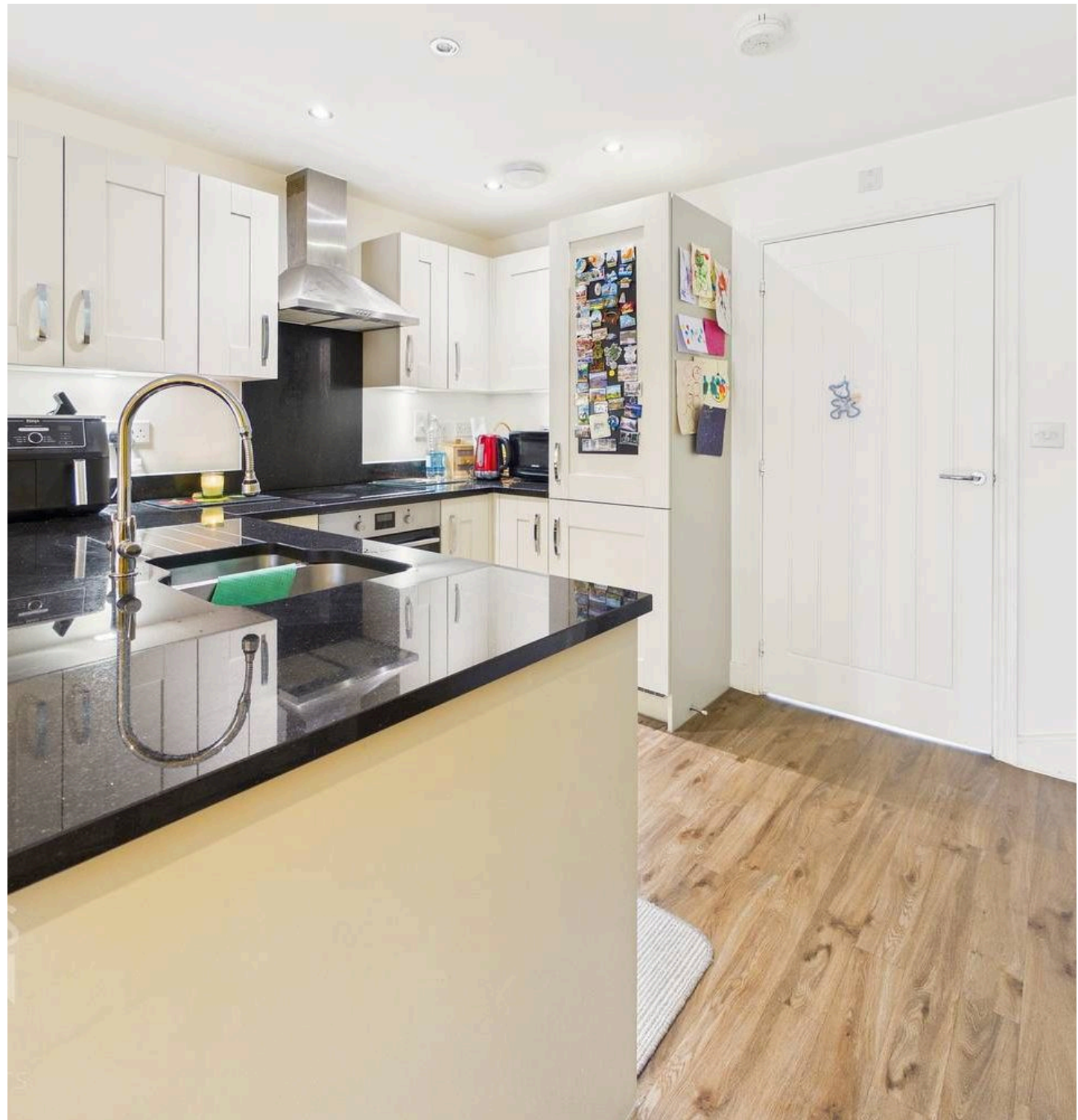
Tenure: Freehold

EPC Energy Efficiency Rating: B

EPC Environmental Impact Rating: B

- Mid-Terrace House
- 4 Years Remaining NHBC Warranty
- 21' Open Plan Kitchen/ Dining/ Sitting Room
- Modern Fitted Kitchen With Granite Worktops & Integrated Appliances
- Two Double Bedrooms
- Ground Floor W.C, Family Bathroom & Ensuite Shower Room
- South Facing Private & Enclosed Rear Garden
- Driveway Parking To Front

The property is set within the sought after residential development of Hampden View, which is located just off Dereham Road in Costessey. Located close to the Longwater Retail Park, excellent transport links including the A47, and of course direct access to Norwich City Centre. Local schooling is located close by up to Secondary level, all within a short walk.



## SETTING THE SCENE

The property can be found set back from the road with a paved side by side driveway parking leading to a flagstone walkway and low maintenance shingle laid frontage. The main entrance can be found to the front under an open porch.

## THE GRAND TOUR

Stepping inside, the spacious hallway features double doors providing generous integrated storage for coats and shoes, with a door opposite opening to a two piece W.C. Wood effect flooring runs underfoot and continues into the 21' open plan sitting, kitchen and dining room. The kitchen offers a range of wall and base units with integrated appliances including a fridge, freezer, oven, and an inset electric hob with extractor above. Granite worktops wrap around the space to provide ample food preparation area. Progressing through, the open sitting and dining room offers continued hard flooring and allows for a range of soft furnishing layouts alongside space for formal dining. At the end of the room, French doors open directly onto the garden, ensuring the space enjoys plenty of natural light.

Ascending to the carpeted first floor landing, loft access can be found above with doors leading to two double bedrooms. The main bedroom features carpeted flooring, space for a large double bed and storage furniture, further benefiting from a private ensuite shower room with a folding glass door and vanity storage below the sink. Across the hall, the second double bedroom is of a similar size, featuring uPVC double glazed windows, radiators, and an integrated storage cupboard. Located centrally from the landing, the three piece family bathroom completes the accommodation, featuring a bath with a tiled splashback and shower over.

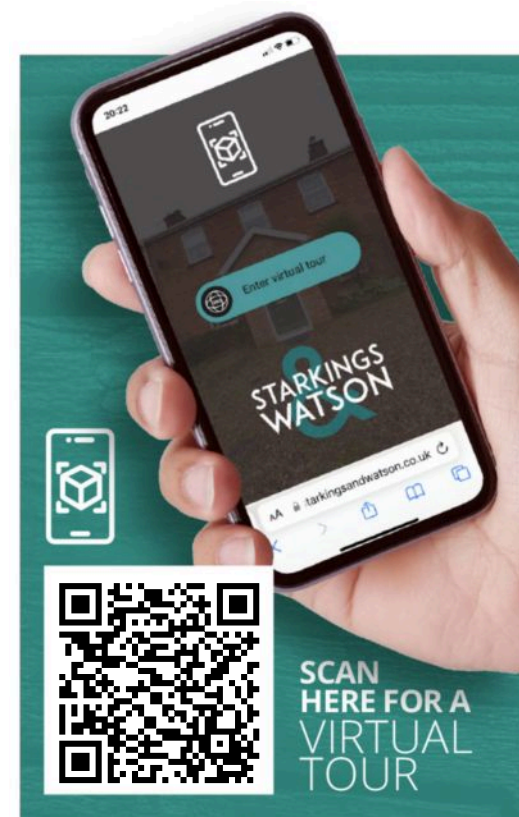
## FIND US

Postcode : NR5 0WG

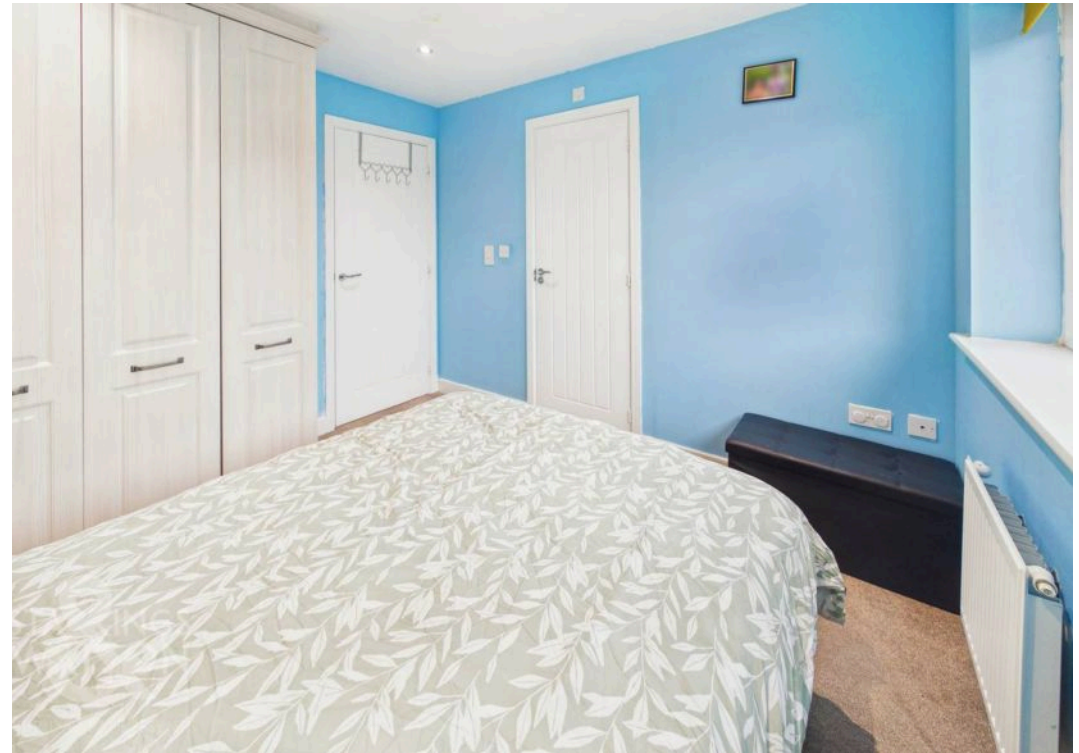
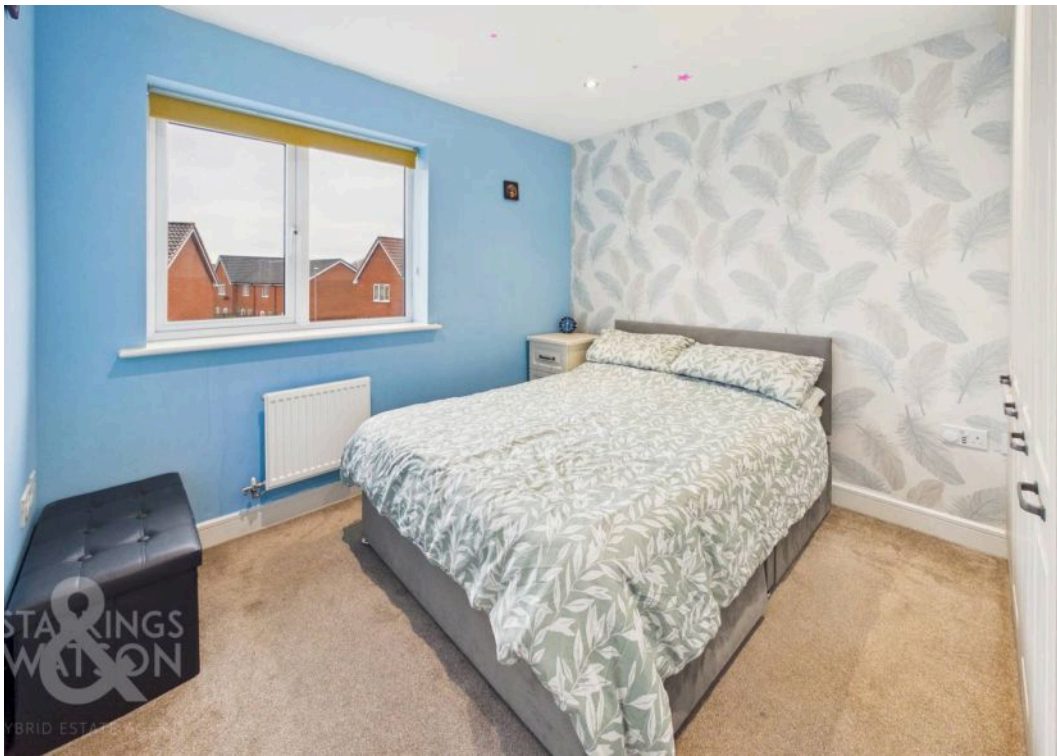
What3Words : ///dividing.rezoning.horn

## VIRTUAL TOUR

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







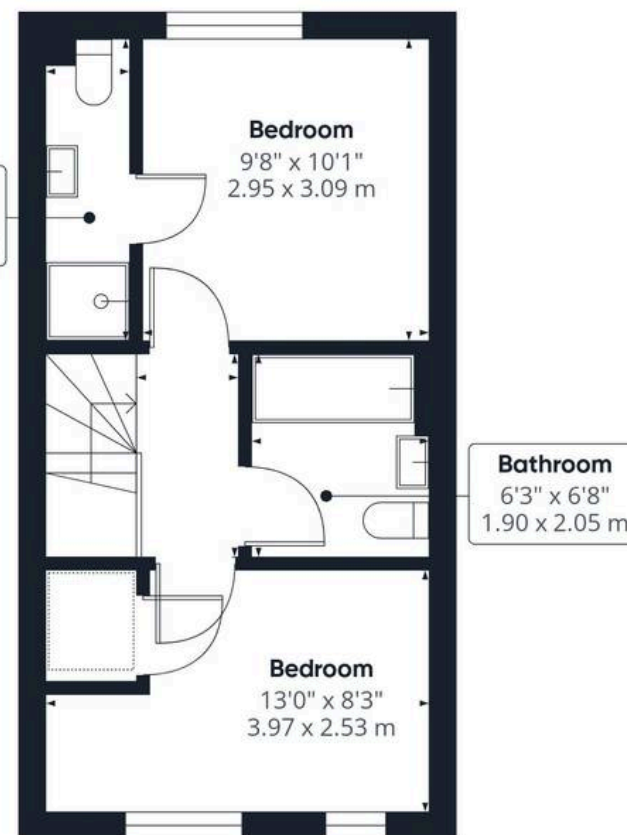




## THE GREAT OUTDOORS

Stepping outside, the private rear garden is fully enclosed by timber panel fencing and enjoys a desirable south facing aspect. The space initially offers a flagstone patio bordered with shingle, perfect for outdoor furniture to enjoy the summer months. A flagstone pathway continues along the right-hand boundary to the foot of the garden, where a wooden latch and brace gate provides access to the front of the property. The remainder of the garden is predominantly laid to lawn with a raised border home to a range of shrubs and plantings. Towards the end of the garden, a further low maintenance shingle area and a timber storage shed can be found.





Floor 1

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

622 ft<sup>2</sup>  
57.7 m<sup>2</sup>

**Reduced headroom**

10 ft<sup>2</sup>  
1 m<sup>2</sup>

(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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