



Maze Avenue, Costessey - NR8 5GD

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HYBRID ESTATE AGENTS



Maze Avenue

Costessey, Norwich

Occupying a prominent CORNER PLOT positioning, this DETACHED HOUSE offers the perfect family home. Presented in IMMACULATE CONDITION, having been lovingly maintained by the current vendors to offer TURNKEY living accommodation throughout. Step inside to the welcoming HALLWAY ENTRANCE, with stairs rising to the first floor and a conveniently located two piece W.C adjacent, from here doors open to the main living accommodation. Initially, the 15' SITTING ROOM is flooded with natural light from a bright DUAL ASPECT with FRENCH DOORS opening directly to the garden. The heart of the home is the open plan KITCHEN and DINING ROOM, benefitting from an additional light and bright DUAL ASPECT, the perfect place for relaxing or for those who love to entertain. The contemporary kitchen boasts INTEGRATED APPLIANCES and EXTENSIVE STORAGE, further enhanced by the separate UTILITY ROOM. Heading upstairs, doors give way to THREE DOUBLE BEDROOMS, with the MAIN BEDROOM including INTEGRAL WARDROBES and a private three piece ENSUITE shower room.

The remaining rooms are served by a three piece FAMILY BATHROOM including a shower over the bath. Stepping outside, covered tandem DRIVEWAY PARKING runs alongside the property leading to the GARAGE. The rear GARDEN is PRIVATE and FULLY ENCLOSED.

Council Tax band: C

Tenure: Freehold

EPC Energy Efficiency Rating: C

- Detached House
- Immaculately Presented In Turnkey Condition Throughout
- 15' Sitting Room With French Doors
- 15' Dual Aspect Kitchen/ Dining Room & Utility Room
- Three Bedrooms
- Ground Floor W.C, Family Bathroom & Ensuite Shower Room
- Private & Enclosed Rear Garden
- Driveway Parking & Garage

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 and occupying a prominent corner plot position, the property features a low maintenance frontage laid to lawn with a shingle garden wrapping around the home. To the side, a tandem driveway provides parking for multiple vehicles, with one space sheltered from above. A flagstone pathway leads to the main entrance at the front of the home.

THE GRAND TOUR

Stepping inside, the light and bright hallway entrance offers stairs rising to the first floor landing and a convenient two piece W.C. Hard flooring runs underfoot and continues into the heart of the home, the 15' open kitchen and dining room. This social hub of the home enjoys a bright dual aspect from uPVC double glazed windows and offers the perfect place for entertaining guests. Ample space is available for a formal dining table while the kitchen offers a range of wall and base storage units with worktops wrapping around to provide plenty of room for food preparation. Integrated appliances also feature, including a fridge, freezer, dishwasher, double oven, and a four burner gas hob with extractor above. The property further benefits from a separate utility room which includes additional wall and base storage, an integrated washer dryer, a stainless steel sink with mixer tap, and further room for storing outdoor wear. Accessed from the hallway, the spacious sitting room also enjoys a dual aspect and offers carpeted flooring running underfoot, the space allowing for a range of soft furnishing layouts and storage furniture. French doors to the corner of the room open directly onto the garden.

Ascending the stairs to the spacious carpeted first floor landing, loft access is available overhead while doors open to the three double bedrooms and a useful airing cupboard. The main bedroom offers uPVC double glazed windows to the side and front aspects with carpeted flooring, space for a large double bed, and double integrated wardrobes. A second door leads to a private three piece ensuite shower room including a glass enclosed shower cubicle with tiled splashbacks and a wall mounted heated towel rail. The second bedroom enjoys a front and rear aspect with space for a double bed, furniture and a desk. The third room is currently used as a home office and study, but would also accommodate a double bed or make a large single bedroom. All rooms are serviced by the adjacent three piece family bathroom which includes floor to ceiling tiled splashbacks, hard flooring underfoot and a wall mounted heated towel rail.

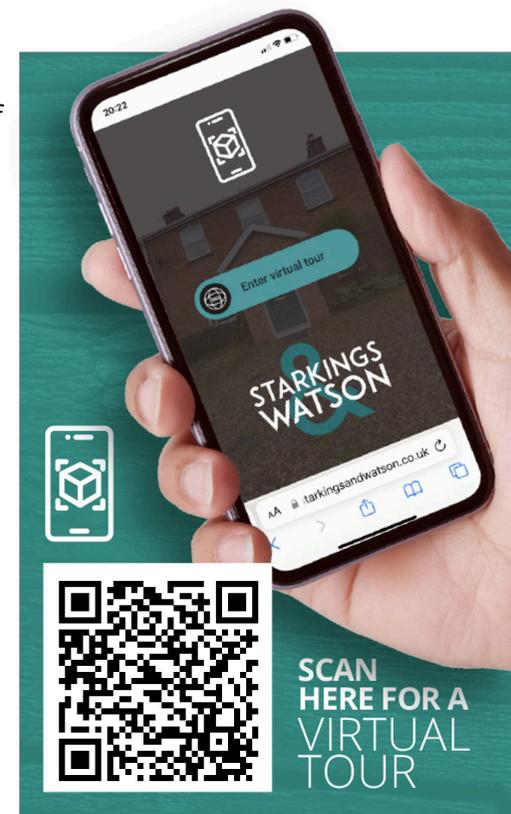
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VIRTUAL TOUR

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



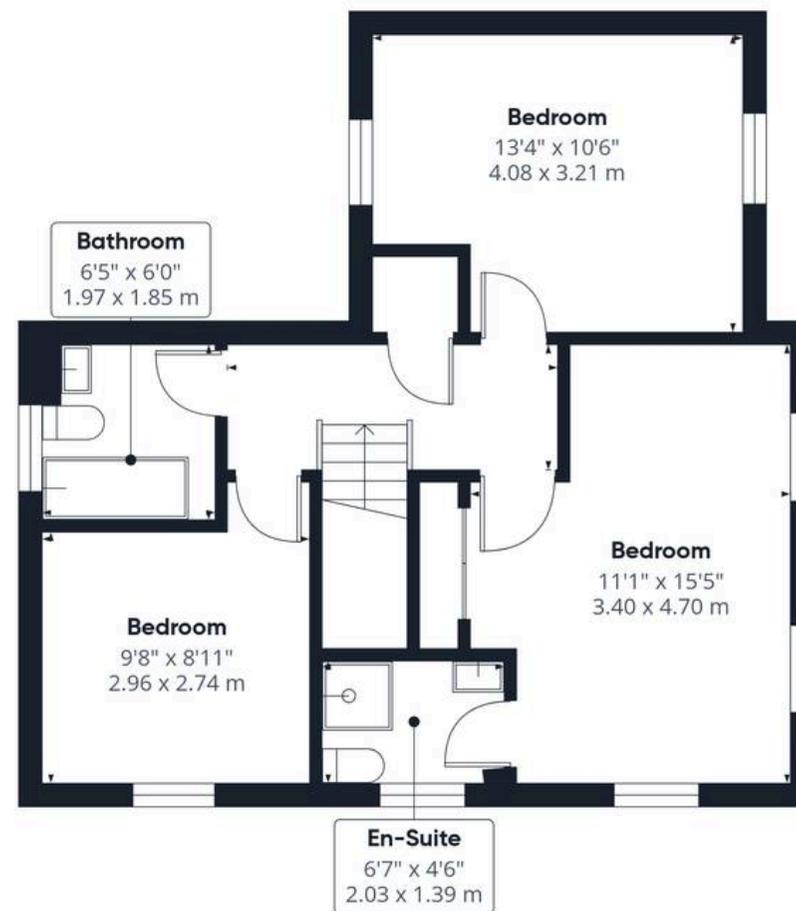
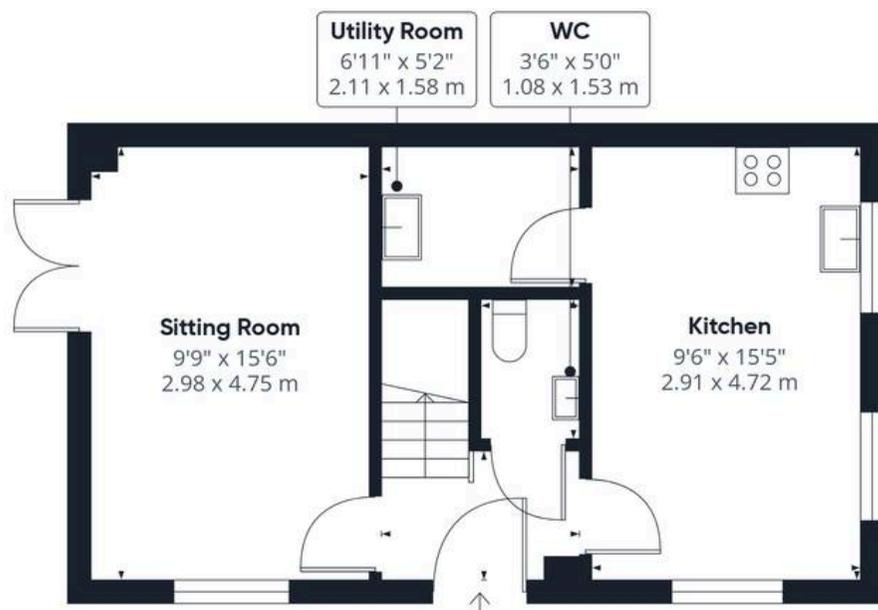




THE GREAT OUTDOORS

Stepping outside, the garden is private and fully enclosed by brick walling. Initially opening to a small flagstone patio space with a wooden latch and brace gate allowing access to the driveway and garage. The garden is predominantly laid to a well maintained lawn with borders home to a range of shrubs and plantings, as well as a raised wooden sleeper enclosed flower bed at the foot of the garden. Plenty of space is available for outdoor furniture to enjoy the warmer months, and the space behind the garage has been cleverly utilised to include a timber shed for storage.





Approximate total area⁽¹⁾

920 ft²
85.4 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





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