



Knappers Way, Costessey - NR8 5GF



## Knappers Way

Costessey, Norwich

Conveniently positioned within close proximity to LOCAL AMENITIES and SCHOOLS, this SEMI-DETACHED HOUSE is presented in IMMACULATE CONDITION THROUGHOUT offering a SPACIOUS and VERSATILE accommodation perfect for family living. Step inside to the HALLWAY ENTRANCE, the perfect meet and greet space, with stairs rising to the first floor and tucked away storage beneath, finished by a two piece W.C. The main living spaces include the bright, front facing 14' SITTING ROOM, perfect for cosy evenings and offering versatility for different soft furnishing layouts. The 17' OPEN PLAN KITCHEN and DINING ROOM is the heart of the home, with the fully fitted kitchen boasting INTEGRATED APPLIANCES and EXTENSIVE STORAGE space. Flooded with natural light from uPVC double glazed windows and FRENCH DOORS opening directly into the garden, this space is a perfect social hub and ideal for those who love to entertain.

Heading upstairs, THREE BEDROOMS open from the landing, with the spacious MAIN BEDROOM including INTEGRATED WARDROBES and a PRIVATE three piece ENSUITE SHOWER ROOM. The remaining rooms are served by the well equipped FAMILY BATHROOM. Stepping outside, tandem DRIVEWAY PARKING leads to the GARAGE at the side of the home, whilst the rear GARDEN is PRIVATE and FULLY ENCLOSED.

Council Tax band: C

Tenure: Freehold

- Semi-Detached House
- Close Proximity To Local Amenities & Schools
- 14' Front Facing Sitting Room
- 17' Open Plan Kitchen & Dining 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, a tandem driveway provides parking adjacent to the home and leads to the garage, opening via an up and over door. The low maintenance frontage is enclosed with iron railings and predominantly laid to lawn, accented by surrounding shrubs and plantings. A short pathway bisects the garden, leading to the main entrance at the front of the home under a sheltered open porch.

## THE GRAND TOUR

Stepping inside, the light and bright hallway entrance benefits from a two piece W.C conveniently positioned next to the front door, while stairs rise to the first floor and a useful integrated storage cupboard is tucked away underneath, perfect for storing coats and shoes. Wood effect flooring runs underfoot for ease of maintenance, while doors open to the main living spaces. Initially on the left, the 14' sitting room enjoys a front facing aspect from uPVC double glazed windows with carpeted flooring, offering versatility for a range of soft furnishing layouts. At the end of the hallway, you are welcomed into the heart of the home. The 17' open plan kitchen and dining room features tiled flooring throughout and offers plenty of space for formal dining, while LED spotlights ensure the kitchen area is well lit. The kitchen itself includes a range of wall and base units with worktop space wrapping around for food preparation. Integrated appliances include an eye level double oven, a four burner gas hob and extractor, while undercounter space and plumbing is available for a washing machine, alongside a dedicated space for an 'American style' fridge/ freezer. The area is flooded with natural light from uPVC double glazed French doors opening directly onto the garden, providing a seamless transition between inside and out.

Ascending the stairs to the carpeted first floor landing, loft access can be found overhead in addition to a useful integral airing cupboard. r a full 360 degree of the interior of the property.

Doors open to three well proportioned bedrooms, with the spacious main bedroom enjoying a front facing aspect and offering ample room for a large double bed and storage furniture. This room further benefits from double opening integrated wardrobes and a private three piece ensuite shower room, featuring tiled flooring, an inset shower cubicle with a glass door, and a wall mounted heated towel rail. The second double bedroom sits to the rear of the home and, while currently used for two single beds, would provide plenty of space for use as a large double room. The third bedroom is a well sized single room with space for a desk, offering versatility for use as a home office or hobby room. Completing the accommodation, the family bathroom is well sized and includes tiled flooring, mostly tiled splashbacks, a full sized bath, LED spotlights, and a large wall mounted heated towel rail.

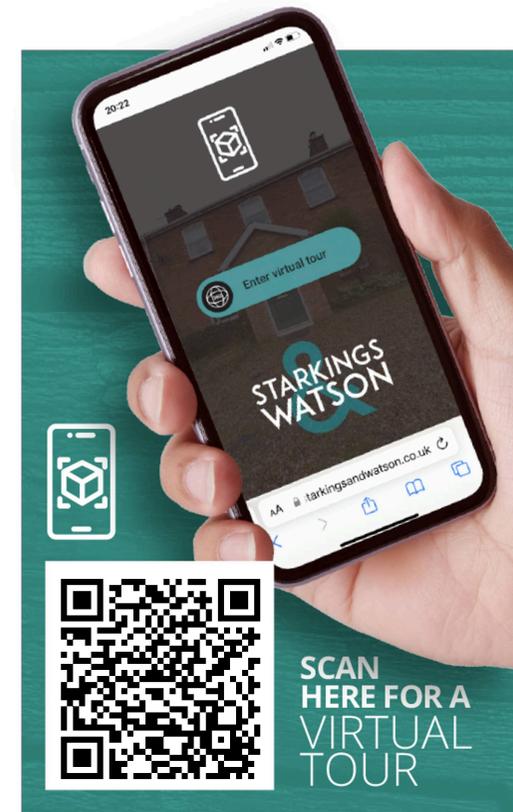
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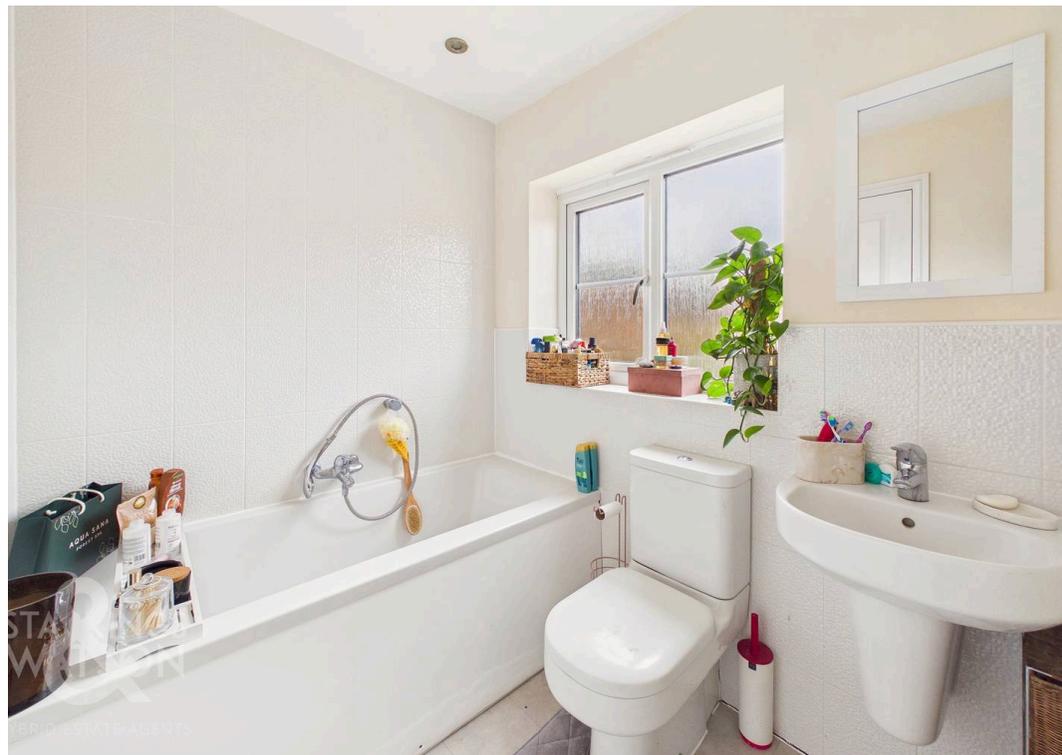
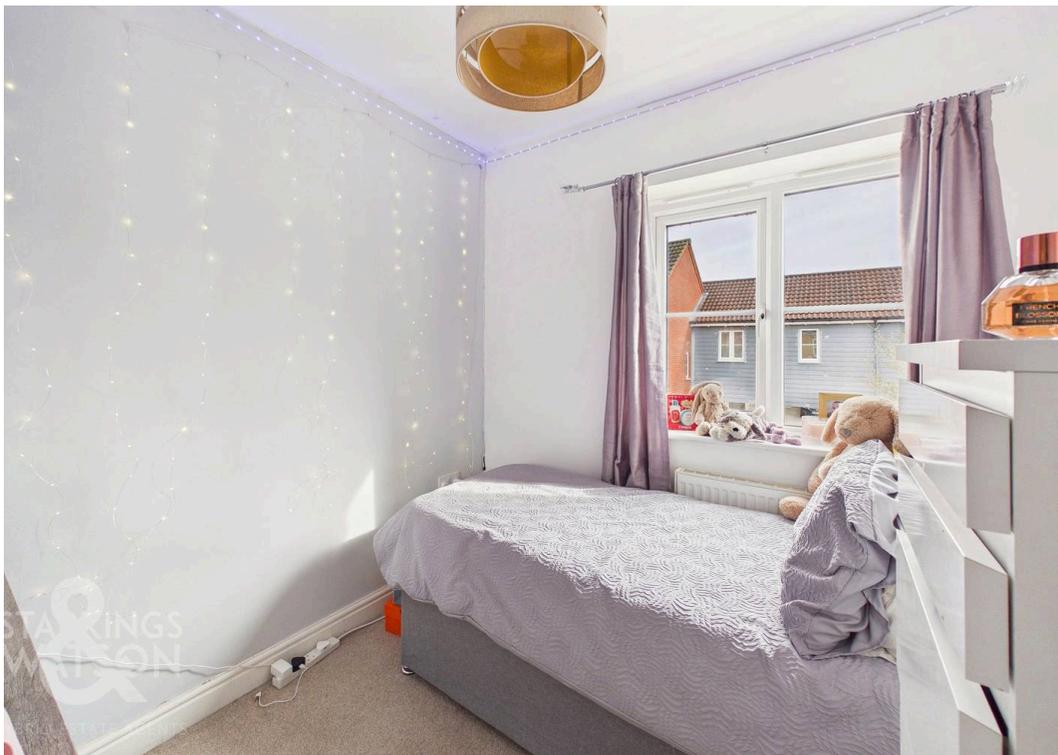
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## VIRTUAL TOUR

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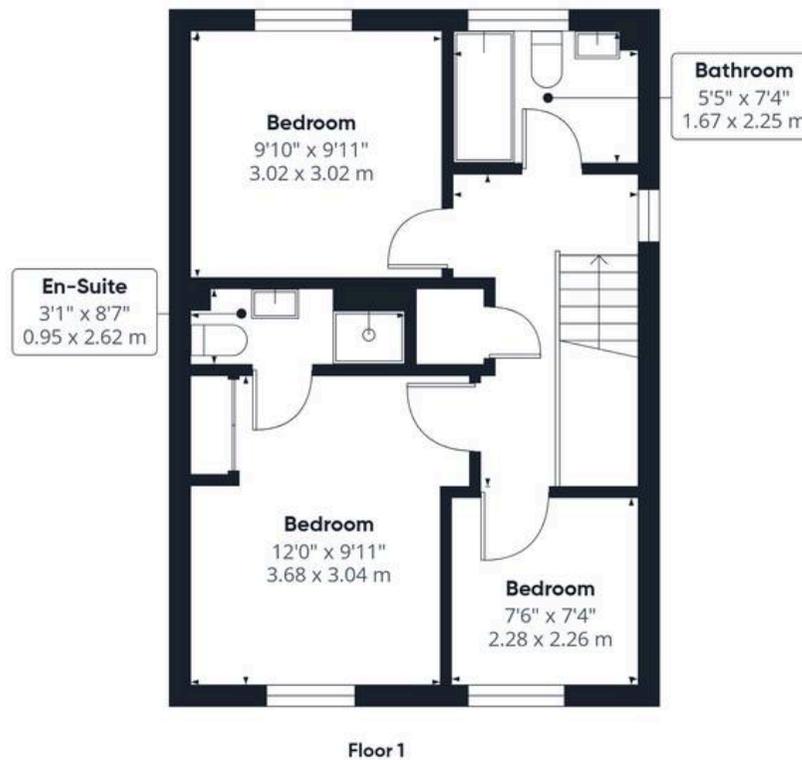




## THE GREAT OUTDOORS

Stepping outside, the rear garden is private and fully enclosed, with timber panel fencing and brick walling providing a high degree of privacy. Initially, an area of flagstone patio opens from the French doors, with a wooden latch and brace gate to the side allowing convenient access to the driveway and garage. The remainder of the garden is predominantly laid to lawn, progressing to a shingled space at the foot of the garden. This area is currently used for barbecuing and outdoor furniture, offering the perfect spot to enjoy the summer months.





**Approximate total area<sup>(1)</sup>**  
850 ft<sup>2</sup>  
79 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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