



Tanglin  
The Croft | Old Costessey | Norfolk | NR8 5DT



# HIDDEN TREASURE



“This location is something of a hidden gem – quiet roads with lots of greenery, mature woodland around. You’re close to the River Wensum and there’s abundant wildlife, but you’re also just a short drive from the centre of Norwich, the facilities at Longwater, golf courses and more. This home is a modern build, generously proportioned and with plenty of welcoming charm. The owners have created a beautiful garden on the south-facing plot and it’s wonderfully private and peaceful.”





# KEY FEATURES

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- A Detached Modern Property in the Sought After Area of The Croft in Old Costessey
- Four Double Bedrooms with Two being on the Ground Floor sharing a Bathroom
- The Principal Bedroom benefits from an En-Suite, whilst the Guest Bedroom benefits from an En-Suite and a Dressing Room
- Kitchen/Breakfast Room with Utility Area
- Sitting/Dining Room with Doors to the Garden
- Landscaped Gardens with Patio Areas and a Garden Shed
- Single Garage and Driveway providing Parking
- The Accommodation extends to 1,777sq.ft
- Energy Rating: C

Ask the owners what they love about their home and they'll tell you it's like living in the countryside, yet it's so central and well placed for everything. A high-quality build, cleverly designed and finished with great attention to detail, it's in good condition with little work to be done.

## A Bespoke Build

The owners came across this one-off property when it was still a work in progress and moved in just before it was finished, so they got to oversee some of the final touches, including the bamboo flooring in the sitting/dining room and the installation of wardrobes/cupboards on the ground and first floor. They have found this to be a wonderfully peaceful place to be and a home where they can get away from it all and relax. Large enough for family gatherings yet comfortable when you're home alone, it's perfect for any growing family or for a couple and offers great versatility throughout.

## Meeting Your Needs

There are four double bedrooms here, two of which can be found on the ground floor sharing a full bathroom. This makes it ideal for anyone with limited mobility as you don't have to go up and down the stairs all day. It also means you can use one as a study, hobby space or playroom. The main sitting room can be found to the rear of the property. This dual aspect room has doors out to the south-facing garden and it's lovely and sunny as a result. The owners have comfortably accommodated both seating and dining areas in here. Next door is the kitchen breakfast room, with another option for your dining table and a further set of doors to the garden. A useful utility area and additional storage at the end of this room makes it as practical as it is attractive. Both the kitchen and hallway is laid with travertine flooring.







# KEY FEATURES

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## Exploring Upstairs

Upstairs, both bedrooms are seriously impressive and each has its own en-suite. The main bedroom has a whole wall of built-in storage, while the second bedroom has a walk-in dressing room, so both have a rather luxurious feel.

## Quiet Yet Connected

Step out into the sunny garden and you'll see it's lovely and private, with mature woodland beyond. The owners have landscaped the gardens beautifully and they make for beautiful surroundings and a pretty outlook, particularly with fragrant honeysuckle climbing the trellis in summer. Steps lead up from the garden into the woodland, so you can head straight out and walk your dog. The owners appreciate the wildlife here, from owls at night to many varieties of garden birds in the day. They also have a very productive chestnut tree that overhangs the property from the woodland and they boil, chop and freeze the chestnuts so they can eat them year-round. Hop in the car when you need to pick up some shopping and it's just a five-minute drive to nearby Longwater, or five miles into the city centre. There are also two golf courses within easy reach and many places to explore along the River Wensum or in the Wensum Valley.











































# INFORMATION

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## On The Doorstep

Old Costessey is located to the west of Norwich with local amenities including a convenience store with a post office, a hair salon, churches, public houses and a school. It is also close to the Longwater development which includes a Sainsburys supermarket, M&S food hall, Costa, Boots, Next and The Range to name but a few. Old Costessey benefits from a number of walks including Marriotts Way which is a 26 mile footpath, bridleway and cycle route which follows the route of two disused railway lines and runs between Norwich and the historic market town of Aylsham. There are also further amenities available in the neighbouring New Costessey which includes a range of shops and all levels of schools.

## How Far Is It To?

Old Costessey is located approximately 14 miles from Dereham and 5 miles from Norwich. Within such close proximity to Norwich city centre, there is a large array of cultural and leisure facilities nearby, including Chantry Place shopping mall, bars, restaurants, theatres and cinemas. There are a number of good schools in both the state and private sectors as well as the University of East Anglia. Norwich has a main line rail station to London Liverpool Street with a journey time of 1 hour 50 minutes, also providing commuter trains to Cambridge. There is an international airport to the north side of the city and access to most major trunk roads. From the A11 Newmarket Road, Cambridge lies approximately 60 miles to the south-west and Newmarket 47 miles.

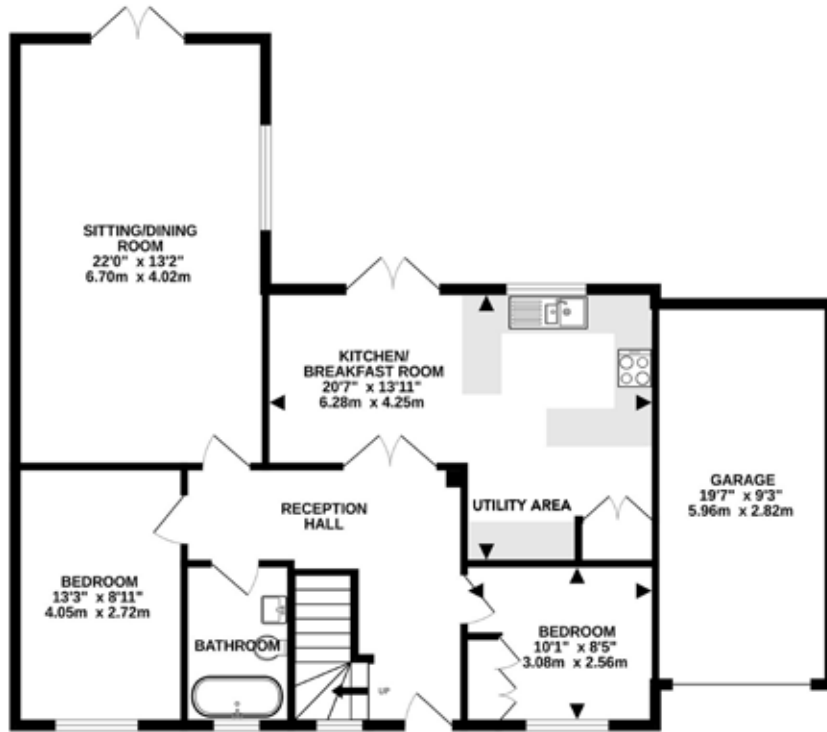
## Directions

Leave Norwich city centre on the Dereham Road (A1074) and after passing over the Boundary Road roundabout, at the second set of traffic lights turn right signposted Old Costessey onto Norwich Road. Proceed along Norwich road passing the parade of shops on your right following the road round to the left hand bend onto Town House Road. Take the next right hand turn into Folgate Lane, proceed up the hill and take the second left hand turning into The Croft. The property will be located with a Fine & Country For Sale Board.

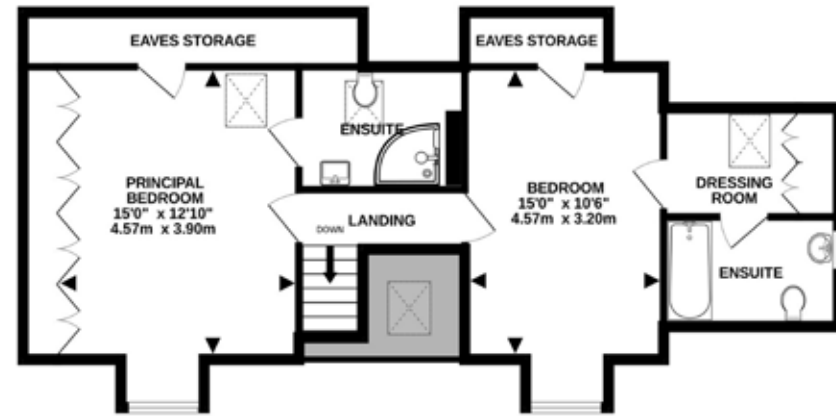
## Services, District Council and Tenure

Gas Central Heating, Mains Water, Mains Drainage  
Broadband Available - vendors use BT Fibre Halo 3  
Mobile Phone Reception - varies depending on network provider  
Please see [www.checker.ofcom.org.uk](http://www.checker.ofcom.org.uk) - for Mobile/Broadband availability  
South Norfolk District Council - Tax Band E  
Freehold





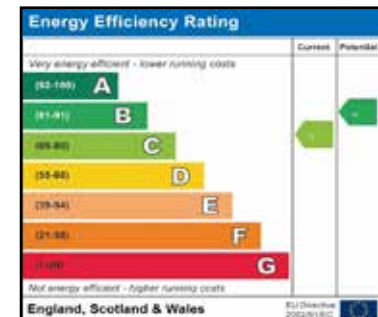
**GROUND FLOOR**  
1109 sq.ft. (103.0 sq.m.) approx.



**1ST FLOOR**  
668 sq.ft. (62.1 sq.m.) approx.

**TOTAL FLOOR AREA : 1777 sq.ft. (165.1 sq.m.) approx.**

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, all measurements are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only. [www.norfolkpropertyphotos.co.uk](http://www.norfolkpropertyphotos.co.uk)  
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# FINE & COUNTRY

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This unique approach to luxury homes marketing delivers high quality, intelligent and creative concepts for property promotion combined with the latest technology and marketing techniques.

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