



THE STORY OF

Hillcrest

Old Costessey, Norfolk

SOWERBYS

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Hillcrest

Townhouse Road, Old Costessey
NR8 5BY

Substantial Detached Family Home

1/3 Acre Plot (STS)

Delightful Mix of Formal and Open Plan

Highly Versatile Accommodation

Two Wood Burners and an Open Fire Place

Popular Village Location

Easy Reach of Norwich and Public Transport

Detached Double Garage

Further Outbuildings

Wonderfully Presented Throughout

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“Our home has been warm, inviting and comfortable and offers plenty of space for both entertaining and raising a family.”

Standing proud in an elevated position amongst the ever desirable village of Old Costessey, this handsome family home oozes character and boasts the versatility to accompany the ever changing demands of a modern family life.

Ideally located to enjoy the tranquillity and strong community of a thriving village location, yet brilliantly positioned for access to the city and public transport links, it's little wonder that Hillcrest has

been such a happy home for many years for the current owners.

Sitting centrally in a generous plot means the large front garden offers excellent privacy and a pleasant approach to the front door, beyond which lies an oasis of 1,600 sq. ft. of charming accommodation. Quintessential architecture sees the entrance hall flanked by two formal receptions; a delightful sitting room, with a lovely central wood burner, and a snug/family room.



The rear of the home delivers a superb surprise – an inspired extension providing a brilliant injection of modern, open plan living with a stunning, fully vaulted sitting/dining room offering a alluring dose of drama, especially with its cosy wood burner. This room interacts seamlessly with the breakfast room and classic country kitchen.

All rooms to the rear enjoy splendid views of the rear garden and provide the perfect accompaniment to a balanced and fulfilling lifestyle. The final piece to the perfect family home is a well-equipped utility/boot room, which can be found ideally located next to the kitchen, with direct access to the rear garden and a downstairs cloakroom just off this. The downstairs accommodation is completed by a cellar, perfect extra storage.

The first floor is home to four charming and well-proportioned bedrooms. The principal bedroom enjoys built-in wardrobes and a stylish shower room en-suite, whilst the three further bedrooms benefit from equally elegant proportions, reams of natural light, and are well served by the family shower room.

The generous plot of 1/3 acre (sts), in which Hillcrest sits centrally, means that the entire property is enveloped with an oasis of calm and privacy.

A large front garden features a sprawling lawn with a long driveway providing plentiful off-road parking complemented by the detached double garage.

To the rear, the handsome established plot is interspersed with attractive mature trees

“We moved from Sussex 28 years ago and loved the gentler pace of life and the friendly community.”

and well-stocked flower beds. A patio area outside the dining room, with a canopy, is the perfect space to enjoy al fresco dining whilst enjoying the views over the garden. An expansive lawn provides ample space for younger family members to stretch their legs whilst multiple outbuildings, including a dwarf wall greenhouse and large workshop/store, will keep any adult happy and tinkering for hours in the garden.





Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser or tenant. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

ALL THE REASONS

Costessey

IS THE PLACE TO CALL HOME



A desirable Norwich suburb, Costessey offers a wealth of amenities and self-contained lifestyle just outside the city.

a place which has been home to writers, radicals and fiercely independent spirits for over a thousand years. Today that legacy continues with an enclave of culture and creativity. It's perfectly preserved medieval streets are home to a thriving community of small businesses, a vibrant food scene and an established arts culture. It is also a gateway to a county that continues to inspire people with its unspoilt landscapes, open spaces and big skies.

You will find a Co-op, a chemist's and a local veterinary surgery, along with the nearby St Augustines Catholic Primary School offering fantastic education opportunities.

When you want to explore the outdoors, there is an abundance of it at your doorstep. There are plenty of great walking, cycling and riding routes on your doorstep which you can enjoy for days and weeks all year round.

Near to Costessey, and great to explore, is the southerly part of Marriott's Way, a 26 mile footpath along disused railway. Starting much further north in Aylsham, it heads west, passing Reepham, Lenwade and Attlebridge, before finishing in the city. Along this route is a wealth of local history, wildlife, and public art to spot and enjoy.

Named as one of the best places to live in 2021, Norwich lies approximately 20 miles from the coast at the confluence of the River Yare and the River Wensum, the latter still winding its way through the heart of the city. In the 11th Century, Norwich was the second largest city in the country, and today is still the UK's most complete medieval city.

When the bright lights call, trains to Liverpool Street take just 90 minutes, and the city's airport flies to a number of UK and European cities, such as well as direct to Amsterdam.

Head into the ancient city of Norwich and discover



Note from the Vendor



“We’ve loved being able to raise our family in this cosy, solid and beautiful home.”

THE VENDOR



SERVICES CONNECTED

Mains water, electricity, gas and drainage. Gas central heating.

COUNCIL TAX

Band E.

ENERGY EFFICIENCY RATING

To be confirmed.

To retrieve the Energy Performance Certificate for this property please visit <https://find-energy-certificate.digital.communities.gov.uk/find-a-certificate/search-by-reference-number> and enter in the reference number above.

Alternatively, the full certificate can be obtained through Sowerbys.

TENURE

Freehold.

LOCATION

What3words: ///mining.gentle.spent

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