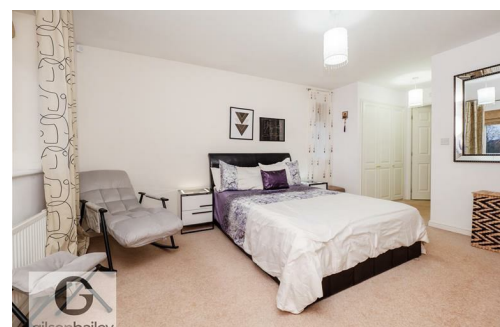




Victory Grove | Costessey | Norwich | NR5 0US

Guide Price £450,000

****GUIDE PRICE: £450,000 - £475,000**** Nestled at the end of a peaceful cul-de-sac and overlooking a picturesque green, this exceptional Five bedroom detached home offers an ideal setting for modern family living. The impressive hallway sets a welcoming tone, leading to a spacious lounge with a feature electric fireplace, a bright conservatory with garden views, and an open-plan kitchen/diner designed for socializing, complete with a utility room. A versatile snug at the front provides flexibility as a home office, playroom, or guest room.

Upstairs, four generously sized bedrooms ensure comfort for all, including a standout master with a sleek ensuite and a stylish family bathroom featuring a luxurious four-piece suite.

Outside, the low-maintenance garden with a charming patio is perfect for alfresco dining, complemented by a double garage and side access. Additionally, the home is conveniently located within a five-minute distance of Roundwell Medical Centre, one of the top-ranking medical practices in Norfolk.

The tranquil green outlook adds to the appeal, making this home a blend of space, thoughtful design, and a sought-after location—perfect for family life.





Location

Costessey is a sought-after suburb offering essential amenities right on your doorstep, including the Roundwell Medical Centre, Longwater Retail Park, home to popular stores like Sainsbury's and M&S, ensuring daily shopping is a breeze. For commuters, the property is a short walk from a frequent bus route into the city centre, with easy access via the A47—perfect for busy professionals. The nearby city provides an array of additional conveniences, from diverse dining options to cultural attractions. Families will appreciate the excellent selection of schools for all ages in the area, making this an ideal location for those with children, with top-notch education options close by.

Accommodation Comprises:

Front door to:

Hall Entrance

Doors to, Bedroom five/study, cloakroom, dining room, kitchen/breakfast room and lounge.

Dining Room

16'7" x 12'7"

bay window overlooking the front garden, radiator.

Downstairs Cloakroom

With WC, wash hand basin, extractor fan and flooring.

Kitchen / Breakfast Room

18'8" x 13'6"

Fitted wall and base units, worktops, eye level oven, double glazed window to the rear and door to utility room

Utility

5'8" x 5'8"

Fitted base units, spaces for washing machine and dryer, radiator, door to front drive.

Lounge

16'7" x 12'7"

Feature electric fireplace, Radiator, Double doors to conservatory



Bedroom Five / Study

10'9" x 10'2"

bay window overlooking the front garden, radiator.

Conservatory

9'10" x 9'10"

Double glazed windows, double doors to lounge and garden.

First Floor Landing

Doors to, Bedroom one, two, three floor, bathroom and storage cupboard

Bedroom One

18'4" x 10'7"

Radiator, Double glazed window to front, door to En-suite

En-suite

Shower cubicle, low level WC, hand wash basin, radiator, frosted double glazed window.

Bedroom Two

12'9" x 11'1"

Radiator, Double glazed window to front.

Bedroom Three

12'0" x 8'5"

Radiator, Double glazed window to rear.

Bedroom Four

8'7" x 7'8"

Radiator, Double glazed window to rear.

Bathroom

Shower over bath, low level WC, hand wash basin, radiator, frosted glazed window.

Storage Cupboard

fitted condensing boiler

Garage

18'2" x 17'5"

Local Authority

South Norfolk, Tax band E

Tenure

Freehold

Utilities

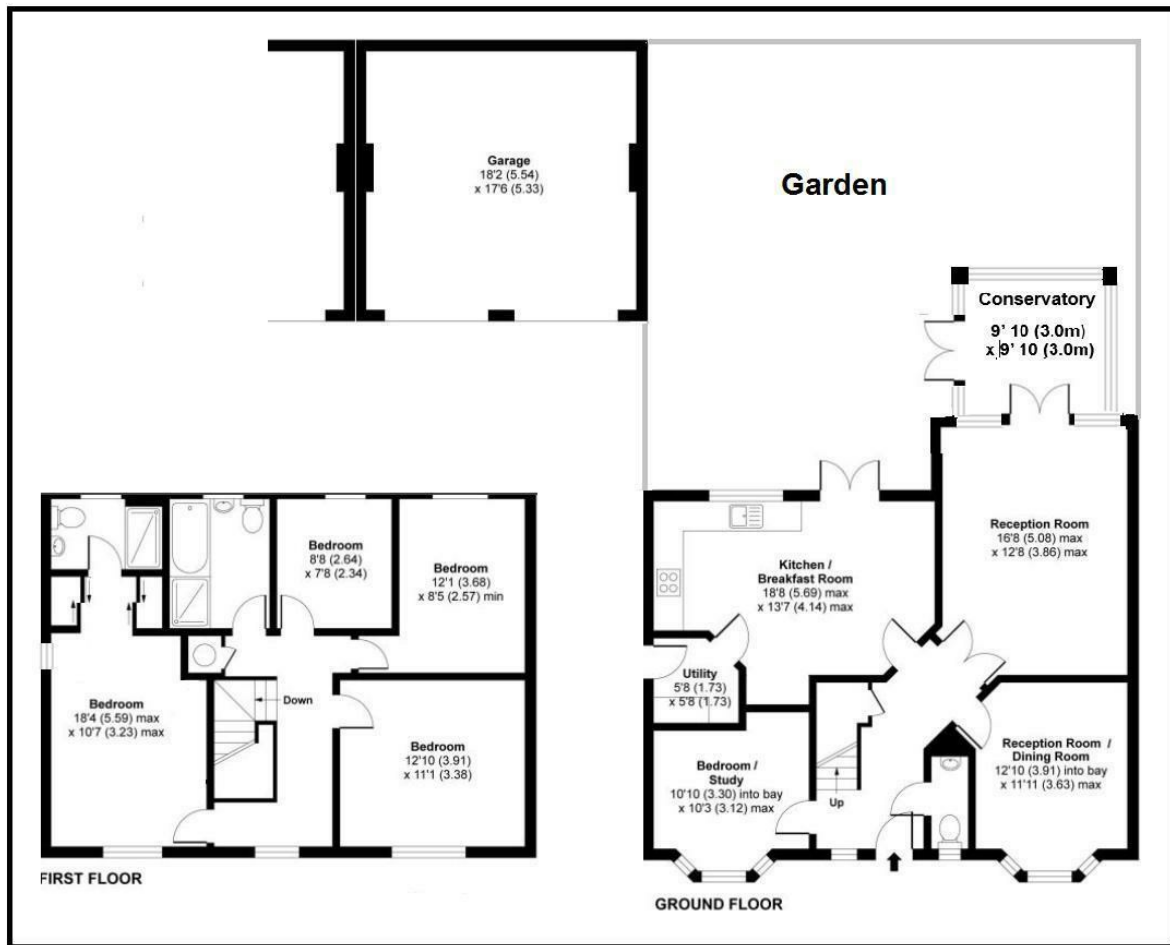
Ultrafast full fibre broadband available.

Mains water and electric.

Outside

Patio area leading to a lawned garden, enclosed by fencing.





Floor Plan

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		86
(69-80) C	80	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Please note that we have not tested any apparatus, equipment, fixtures fittings or services and as so cannot verify that they are in working order or fit for their purpose. Gilson Bailey cannot guarantee the accuracy of the information provided. This is provided as a guide to the property and an inspection of the property is recommended.

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