

propertyladder



Magnolia Way, Costessey, NR8 5EH

A Three Storey Semi Detached Four Bedroom House - No Onward Chain!

GUIDE PRICE £265,000 freehold



BRITISH
PROPERTY
AWARDS

2023 & 2024

★ ★ ★ ★ ★

GOLD WINNER

ESTATE AGENT
IN NORWICH
(NR10-16)

ROOM TO GROW, SPACE TO THRIVE!

A chain-free, three storey home offering spacious and versatile living, ideal for families or those seeking room to grow! The ground floor welcomes you with an entrance hall leading to a stylish open-plan kitchen/diner, perfect for entertaining, along with a convenient ground floor WC. On the first floor, you'll find two well-proportioned bedrooms, a generous living room, and a large family bathroom. The second floor boasts two additional bedrooms, including a master suite complete with a large en-suite shower room, providing a private retreat at the top of the home.



“home offering spacious and versatile living, ideal for families or those seeking room to grow”



Overview

- Semi Detached Town House
- Four Bedrooms
- No Onward Chain
- Open Plan Kitchen/Diner
- Driveway & Garage
- Entrance Hall & Ground Floor WC
- En-Suite & Family Bathroom
- Enclosed Rear Garden





Location

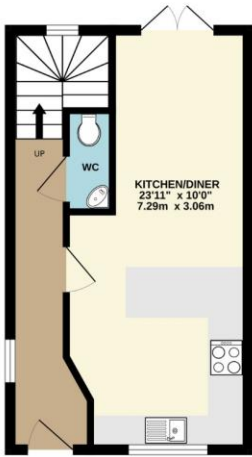
Costessey is a conveniently located and well-connected area that offers a wide variety of local amenities. Residents can enjoy access to a post office, traditional pub, golf club, and a selection of schools catering to all age groups, along with essential services such as doctors and dentists. Just a short drive away, Longwater Retail Park provides excellent shopping options with major retailers including Sainsbury's, Aldi, M&S, and Food Warehouse. For effortless travel into Norwich and surrounding areas, the nearby park-and-ride situated off the A47 ensures quick and easy connections.



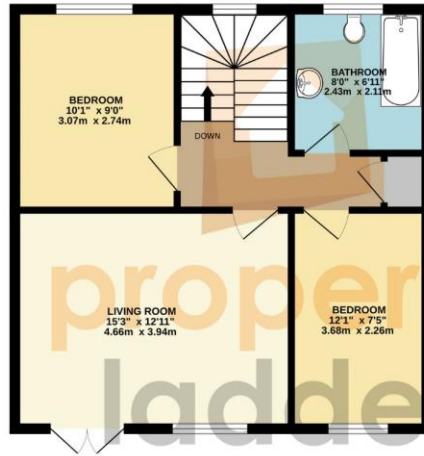
Outside

The property offers ample off road parking with a brick weave driveway and has the added convenience of a garage. The rear garden proves extremely low maintenance, consisting of lawn.

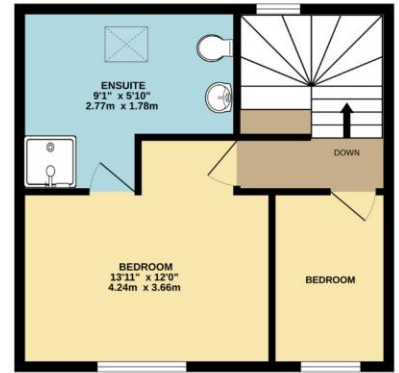
GROUND FLOOR
305 sq.ft. (28.4 sq.m.) approx.



1ST FLOOR
529 sq.ft. (49.1 sq.m.) approx.



2ND FLOOR
404 sq.ft. (37.6 sq.m.) approx.



TOTAL FLOOR AREA : 1238 sq.ft. (115.1 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan 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. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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FULL EPC AVAILABLE UPON REQUEST

COUNCIL TAX BAND: D

LOCAL AUTHORITY: SOUTH NORFOLK COUNCIL

SERVICES CONNECTED: MAINS WATER, MAIN DRAINS, MAINS ELECTRICITY, GAS CENTRAL HEATING

Score	Energy rating	Current	Potential
92+	A		
81-91	B		86 B
69-80	C	76 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Selling your home?

If you are considering selling your home, please contact us for your no obligation free market appraisal.



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IN NORWICH
(NR10-16)

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