



20 Myrtle Avenue, Costessey

Guide Price £700,000

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Costessey, Norwich

Guide Price: £700,000 - £750,000. Gracefully positioned at the end of a private road, this exquisite detached home boasts over 3,250 sq ft of beautifully designed living space, set on a generous 1.7-acre south-facing plot along the serene riverfront. The interior showcases luxury finishes throughout, featuring a luminous sitting room with wood flooring and a spacious kitchen-dining area equipped with top-of-the-line appliances and a central island. Expansive floor-to-ceiling double-glazed windows invite natural light and seamlessly connect the indoor spaces to the stunning outdoor decked terrace, perfect for entertaining and enjoying picturesque garden views. Outside, the beautifully landscaped grounds, adorned with mature trees and wildflower-filled pathways, create a serene setting.

Council Tax band: F

Tenure: Freehold

EPC Energy Efficiency Rating: B

EPC Environmental Impact Rating: C





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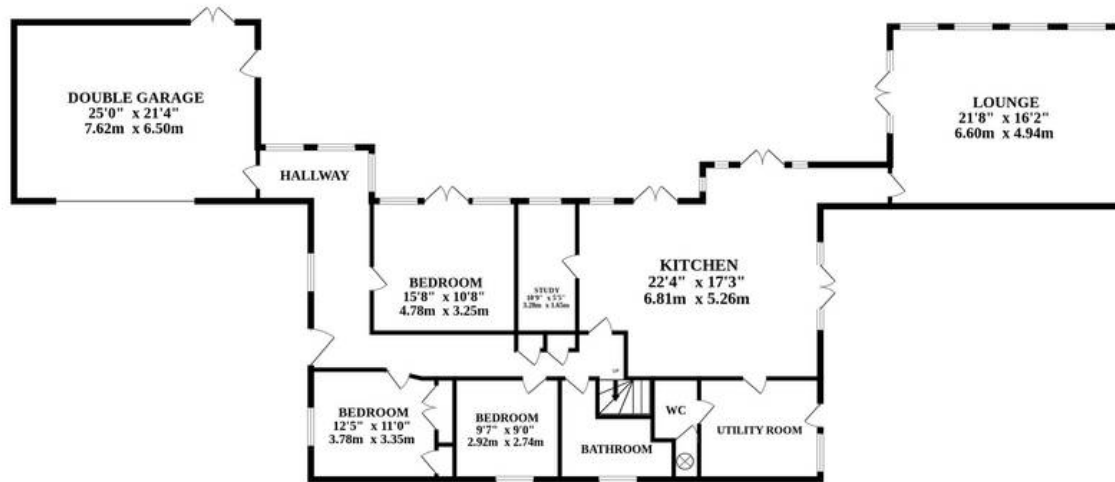
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The Location

Myrtle Avenue, located in Costessey, NR8, enjoys a prime position just a few miles from the vibrant city of Norwich. This area combines the calm of residential living with convenient access to city amenities, making it an ideal choice for families and professionals alike. The property is situated within a peaceful neighbourhood defined by tree-lined streets and abundant greenery, providing a quiet environment for residents. Local shops, schools and parks are easily accessible, contributing to a welcoming community atmosphere. Additionally, the nearby River Wensum offers picturesque walking paths and outdoor recreational opportunities, enhancing the appeal of this charming location.



GROUND FLOOR



1ST FLOOR



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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