

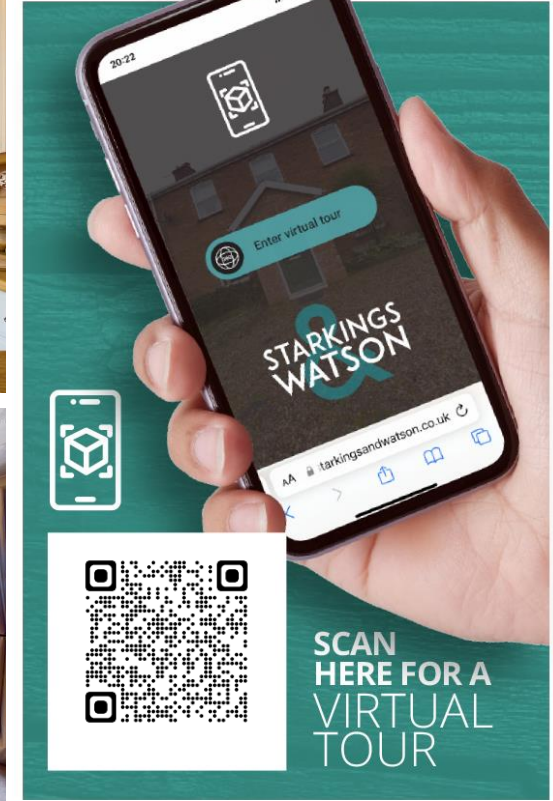
MILL CROFT CLOSE

# New Costessey, Norwich NR5 0ST

Freehold | Energy Efficiency Rating : C

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# STARKINGS & WATSON

- Semi-Detached House
- Kitchen with Ample Storage
- 18' Sitting Room
- 13' Conservatory
- Three Bedrooms
- Newly Fitted Shower Room
- External Home Office/Summer House
- Off Road Parking & Garage

### IN SUMMARY

This SEMI-DETACHED house enjoys a cul-de-sac setting with a welcoming accommodation spanning to just over 900 sq. ft (stms) and offers OFF ROAD PARKING as well as a GARAGE with converted loft space. Internally the property on the ground floor benefits from a kitchen hosting INTEGRATED COOKING APPLIANCES, and 18' SITTING ROOM leading through to the uPVC CONSERVATORY at the very rear. A NEWLY FITTED family shower room can be found on the first floor, alongside the THREE BEDROOMS with the smaller working as a HOME OFFICE currently. The rear garden offers a patio seating area, lawn garden and fantastically appointed summer house with electric creating a diverse addition to this family home.

### SETTING THE SCENE

The property can be accessed from the street via a brick weave driveway sitting next to the shingle frontage with planted greenery and concrete path leading to the front door complete with pitched and tiled awning above. There is a secondary access door

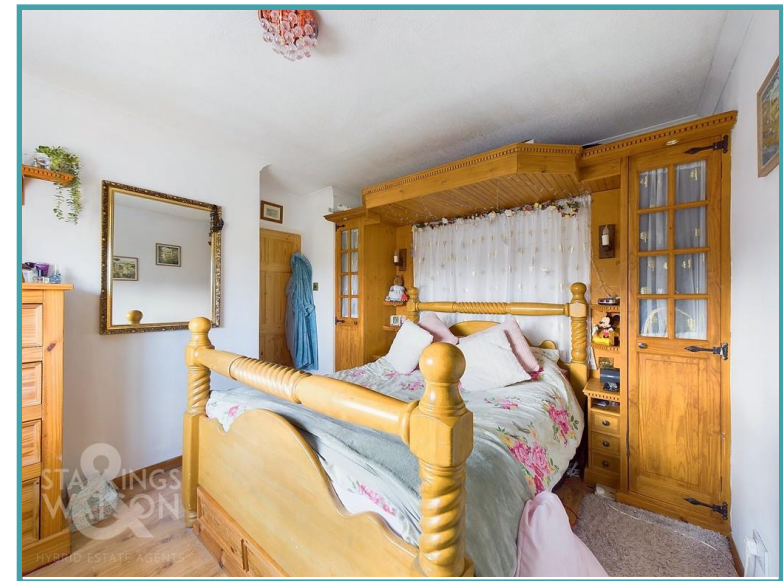
leading into the kitchen accessed via the driveway.

### THE GRAND TOUR

Entering via the main door you will find yourself in the entrance hall with wooden effect laminate flooring and stairs leading to the first floor with under the stair storage. To your left is the spacious kitchen with a range of wall and base mounted storage set around complimentary wood effect rolled edge work surfaces with plumbing for a washing machine, space for an American style fridge/freezer whilst offering an integrated electric oven with electric hob and extraction above. A large storage cupboard houses the gas boiler. Beyond this is the sitting room, basking in natural light coming from the conservatory behind, this space offers the new occupant flexibility on layout of soft furnishings due to its large open floor space. UPVC French doors lead you into the conservatory, with radiator and ceiling fan. The first floor gives way to the newer installed family shower room, with a shower cubicle and heated towel rail/radiator. The smaller of the three bedrooms sits at the rear of the property currently serving as a handy home office with the two larger rooms sat either at the front or rear of the property off the central landing. Both have carpeted flooring and large uPVC double glazed windows.

### THE GREAT OUTDOORS

Immediately at the rear of the property you will find a raised brick weave patio overlooking the predominantly laid to lawn rear garden lined by timber fencing. At the bottom of the garden is a



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flagstone patio area with a bespoke timber summer house sitting in the middle. The summer house is well insulated and has electric running to it, making this an ideal home office, outside entertainment area or a quiet reading nook, away from the business of the family home.

#### OUT & ABOUT

Nearby you will find a variety of local amenities including shops, hardware store, post office etc. Local schooling is located close by up to Secondary level, whilst a wealth of public transport leads to Norwich and the nearby Retail Parks. To the rear of the property, access leads to the local play area and Marriott's Way for walks and cycling. A variety of bus routes lead to Norwich City Centre, with Longwater Retail Park located only a short drive with a park and ride bus service into Norwich.

#### FIND US

Postcode : NR5 0ST

What3Words : ///premiums.grudges.thatched

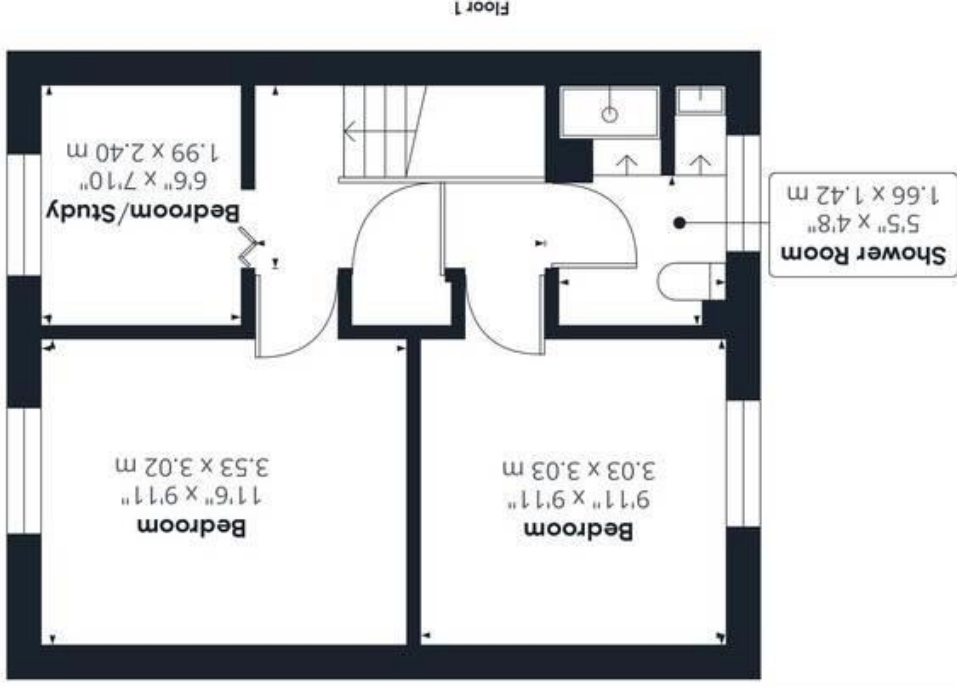
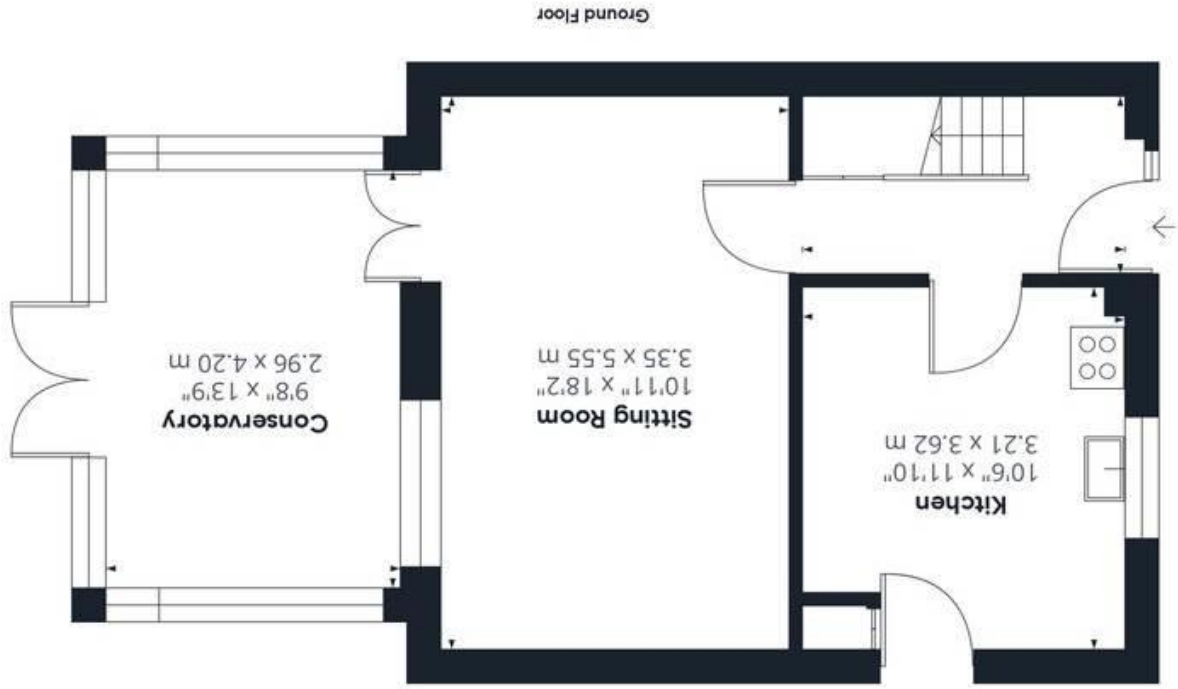
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Price:



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Approximate total area<sup>m</sup>  
900.4 ft<sup>2</sup>  
83.65 m<sup>2</sup>

(1) Excluding balconies and terraces.

GIRAFFE 360  
While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.