



West End, Costessey - NR8 5AN

**STARKINGS
& WATSON**

HYBRID ESTATE AGENTS



West End

Costessey, Norwich

This impressive SEMI-DETACHED HOME located in the heart of OLD COSTESSEY offers a LOT MORE THAN FIRST MEETS THE EYE extending to over 1100 SQ FT internally (stms). The beautifully presented SEMI-OPEN PLAN accommodation comprises; entrance hall, LARGE MAIN SITTING ROOM with built in storage with semi-open plan access to the kitchen and the family/dining space beyond. The modern kitchen is well fitted and offers plenty of storage and integrated appliances. The family/dining room is found to the rear having been extended and offers wonderful FAMILY FRIENDLY entertaining space with access to the rear garden. Also on the ground floor is a stylish tiled family bathroom. On the first floor there are THREE AMPLE BEDROOMS two of which have built in storage. Externally you will find VERY SMART LANDSCAPED REAR GARDENS with OUTBUILDINGS as well as AMPLE DRIVEWAY PARKING to the front.

Council Tax band: B

Tenure: Freehold

EPC Energy Efficiency Rating: E



- Semi Detached Home
- Extended and Improved
- Impressive Family/Dining Room
- Newly Fitted Integrated Kitchen
- Three Ample Bedrooms
- Newly Fitted Bathroom
- Landscaped, South Facing Garden
- Large Studio, Summer House & Driveway Parking

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. 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.

SETTING THE SCENE

A large brickweaved and shingled driveway provides ample driveway parking for multiple vehicles. The main entrance door is found to the front via a couple of steps and there is gated side access to the rear garden from the front also.



THE GRAND TOUR

Entering via the main entrance door into the entrance hallway there are stairs to the first floor landing with the family bathroom found to the right. The bathroom is fully tiled with bath and rainfall shower over. On the other side of the hallway is the main reception / sitting room with wood effect flooring and window to the front with fitted shutters. There is built in storage within the sitting room also as well as access to the kitchen and the family room beyond. The modern, recently fitted sleek kitchen offers a range of built in storage with quart worktops over and integrated eye level oven and microwave, induction hob, dishwasher and space for fridge/freezer as well as breakfast bar. The kitchen opens into the dining space to the rear of the house allowing plenty of light. This room really is the heart of the home with tiled flooring and doors to the rear garden. This room doubles as another reception room or family room. Heading up to the first floor landing there is loft hatch access with three bedrooms leading off the landing. To the rear there is a single bedroom and a further double bedroom with built in storage. There is a further double room located to the front again with built in storage.

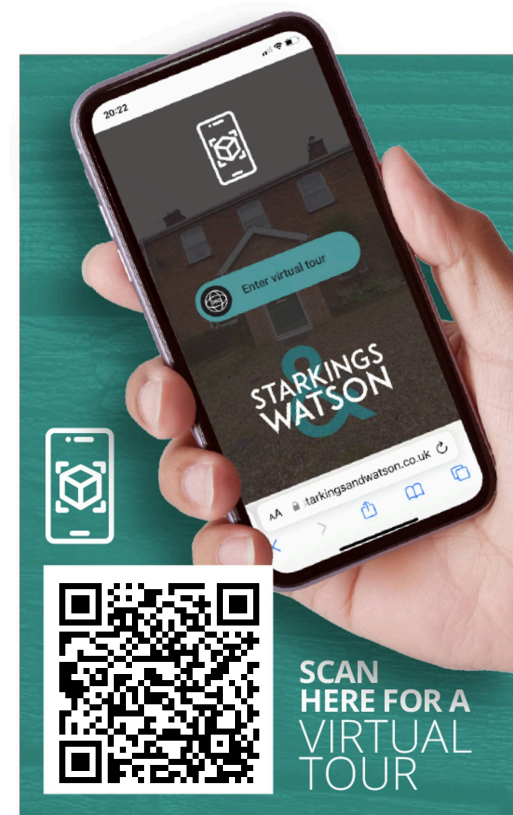
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VIRTUAL TOUR

View our virtual tour for a full 360 degree of the interior of the property.







THE GREAT OUTDOORS

The private and enclosed rear garden is beautifully kept and landscaped and split into a number of sections. The first part is a large paved terrace providing the ideal space for outside dining with low level brick wall and seating. There are then steps leading up to the main part of the garden which is laid to artificial lawn. The garden is fully enclosed with timber fencing and offers a good degree of privacy. Within the garden you will find a large timber summer house at the top of the garden as well as a very impressive timber built workshop / cinema room which could be used for a number of uses with power and light. This space was previously used as a simulator / cinema room by previous owners.





Ground Floor

Approximate total area⁽¹⁾
1133.39 ft²
105.3 m²



Floor 1

Excluding balconies and terraces

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

GIRAFFE 360



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