



Magnolia Way, Costessey - NR8 5EH



Magnolia Way

Costessey, Norwich

Situated on the edge of this ever popular development and being within walking distance to all amenities including shopping and TRAVEL LINKS, this SECOND FLOOR FLAT is offered in IMMACULATE CONDITION with a bright and airy feel throughout. A central hallway offers ADDITIONAL STORAGE as well as access to TWO BEDROOMS with the larger boasting BUILT-IN WARDROBES and both having TREE LINED VIEWS with both served by a three piece bathroom suite. The main living space comes in the form of a DUAL ASPECT sitting room complete with JULIET BALCONY making the most of the greenery to the front of this home leaving room for a sitting room suite and dining table with direct access to the KITCHEN with a range of INTEGRATED APPLIANCES. Externally, the property benefits from one ALLOCATED OFF ROAD PARKING space with the use of two visitors spaces also.



Council Tax band: D

Tenure: Leasehold

EPC Energy Efficiency Rating: C

- Second Floor Flat
- Tucked Away, Tree Lined Setting
- Immaculate Condition Throughout
- Two Bedrooms
- Dual Aspect Sitting Room With Balcony
- Allocated Off Road Parking
- Ideal First Time Buy or Investment
- All Amenities On Your Doorstep

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' 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.

SETTING THE SCENE

Set back from the main portion of the street, a large brick weave communal car park leads to an allocated parking space where a buzzer and voice controlled front entrance door takes to the communal lobby and stairs to the property found on the second floor.



THE GRAND TOUR

Once inside, a neatly decorated central hallway will initially greet you with all carpeted flooring leading to every living space within the property as well as a handy storage cupboard. Immediately to your right is the larger of the two bedrooms with tree lined aspect views out of the uPVC double glazed window fitted with a radiator below and accompanied with mirrored fitted wardrobe sitting adjacent with large carpeted floor space suitable for a double bed. The smaller of the two bedrooms sits next door, currently functioning as a home office, this space could easily accommodate a single bed or be used as a potential nursery also, again with tree lined views out of the double glazed window. Sitting adjacent from the bedrooms is the three piece bathroom suite complete with tiled flooring and predominantly tiled surround. The space has been fitted with a shower over the bath and glass screen with a low level radiator mounted on the wall. The sitting room is a brilliantly well lit dual aspect living space completed with a Juliet balcony opening via uPVC French double glazed doors to allow natural light to flood into the room with conventional floor space conducive to a choice of soft furnishings whilst leaving room for sitting room suite and potential dining table. The kitchen is accessed just off from the sitting room with wooden panelled French doors opening to a space of wooden effect flooring with wall and base mounted storage units set around rolled edge work surfaces which in turn give way to integrated appliances which include an oven and micro oven with four ring gas burner hob and extraction above tall fridge/freezer and dishwasher with inset chrome sink and tiled splashbacks.

FIND US

Postcode : NR8 5EH

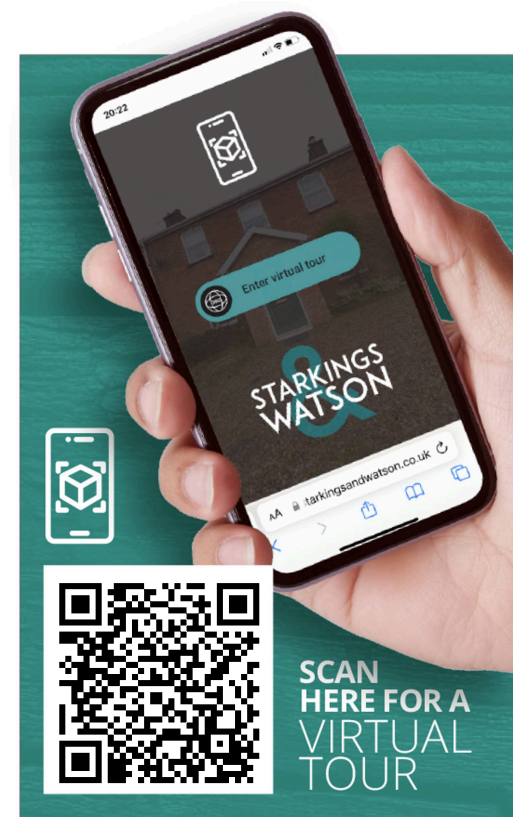
What3Words : ///noise.perfumes.card

VIRTUAL TOUR

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

AGENTS NOTES

The property is offered on a leasehold basis with 131 years remaining on the lease agreement where a service charge of £1700 is paid per year plus a £199 ground rent charge.







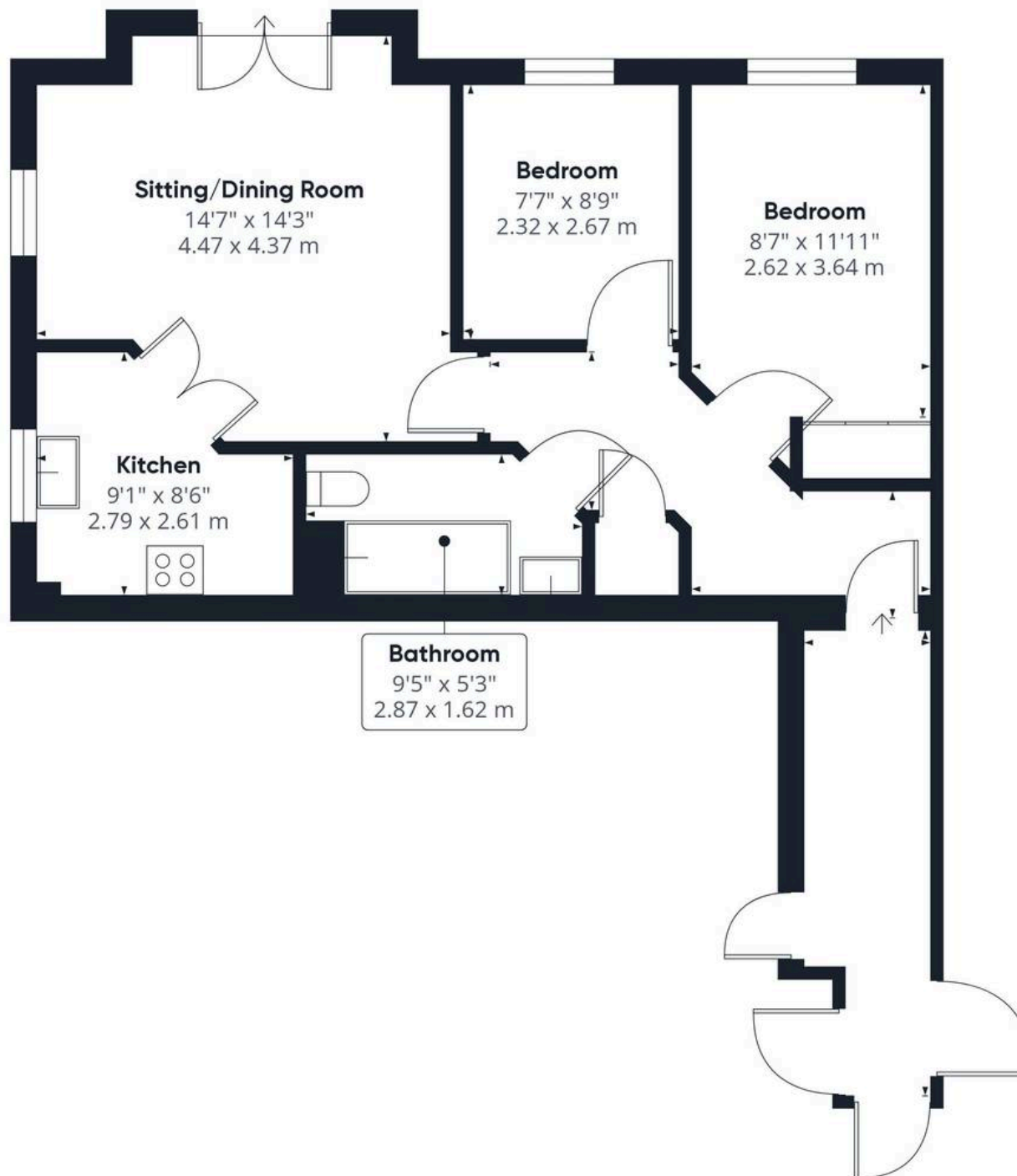
THE GREAT OUTDOORS

The property is located on the edge of the development with tree lined views from all windows. A large brick weave drive offers off road parking to the front alongside two visitors parking spaces also. Access to regular bus links can be found a few moments walk from the property as well as local convenience shops including CO-OP and the larger Longwater retail park all within walking distance.

Allocated parking

1 Parking Space





Approximate total area⁽¹⁾

639.06 ft²

59.37 m²

(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.

Calculations were based on RICS IPMS 3C standard. Please note that calculations were adjusted by a third party and therefore may not comply with RICS IPMS 3C.

GIRAFFE 360



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Disclaimer: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.