



Townhouse Road, Costessey - NR8 5BS



Townhouse Road

Costessey, Norwich

EXTENDED and much IMPROVED, this SEMI-DETACHED HOUSE built in 1915 and nestled in the heart of COSTESSEY exudes CHARACTER and CHARM. Extending to over 930 Sq Ft. (stms) of accommodation this property has been lovingly maintained and used as a FAMILY HOME and is comprising a HALLWAY ENTRANCE with stairs to the first floor, DINING ROOM opening to the SITTING ROOM. Further, the KITCHEN offers integral appliances with an adjacent BREAKFAST/UTILITY ROOM and ground floor BATHROOM. Heading upstairs, an L-shaped landing hall opens to THREE DOUBLE BEDROOMS and FAMILY BATHROOM.

Council Tax band: B

Tenure: Freehold

EPC Energy Efficiency Rating: D



- Extended & Improved Semi-Detached House
- Three Double Bedrooms
- 13' Sitting Room with Wood Burner
- In Excess of 930 Sq Ft. (stms)
- Period Features Throughout
- Private & Enclosed Garden
- Close to a Range of Local Amenities & Bus Stop
- Desirable NR8 Residence

Located on the fringes and outskirts of Old Costessey, only a short drive from the amenities available in New Costessey, Norwich and the Longwater Retail park - but it feels like you are miles from civilization! A true escape to the country, with a tree-lined approach and greenery as far as the eye can see. There is excellent access to the A47 for commuters, schooling, a doctors surgery nearby.

SETTING THE SCENE

The Property is approached set back from the street bordered by a red brick and stone wall, with a generous frontage consisting of mature shrubs and lawn. A few shallow concrete steps lead to the main entrance where a further shallow step with Victorian mosaic tiling leads into the property.



THE GRAND TOUR

Heading inside, the hallway entrance provides stairway to the first floor and adjacent dining room where white painted wood flooring features underfoot with a fresh feeling and tasteful décor, uPVC double glazed windows overlook the properties frontage. Access to the sitting room has been opened up to create a well flowing open plan space. The sitting room benefits from an integral under stairs storage cupboard, an inglenook fireplace with wood beam mantel and stone tiled hearth create a focal point. uPVC double glazed French doors provide lots of natural light and provide views of the rear gardens. Moving through the property, the U-shaped Kitchen with stone tiled flooring, offering an array of storage in the form of hand painted wall and floor base storage cupboards complimented with beechwood worktops for ample preparation space. Butler sink and mixer tap are positioned below the window with white tiled splashbacks and wallpaper above. Integral appliances include, oven, glass top hob, extractor and fridge freezer. Space can be found for a dishwasher also. Flowing seamlessly into the breakfast room with space for white goods making a useful utility space too. Solid wood latch and brace door leads to the ground floor bathroom, including a three piece suite with glass enclosed walk in shower, white tiled splashbacks and sink with vanity storage beneath.

Ascending the staircase to the first floor landing, further solid wood latch and brace doors lead throughout the first floor. The 13' main bedroom can be found immediately to the left. With generous walk in storage, carpeted flooring and tasteful painted cladding to the back wall. Two further double rooms can be found off landing, both benefitting from carpeted flooring, pitched ceilings, radiators and views overlooking the rear garden. Completing the accommodation is the first floor family bathroom. With three piece suite including shower over bath and surrounding white tiled splashbacks, privacy uPVC double glazed windows and further white painted cladding and wallpaper.

FIND US

Postcode : NR8 5BS

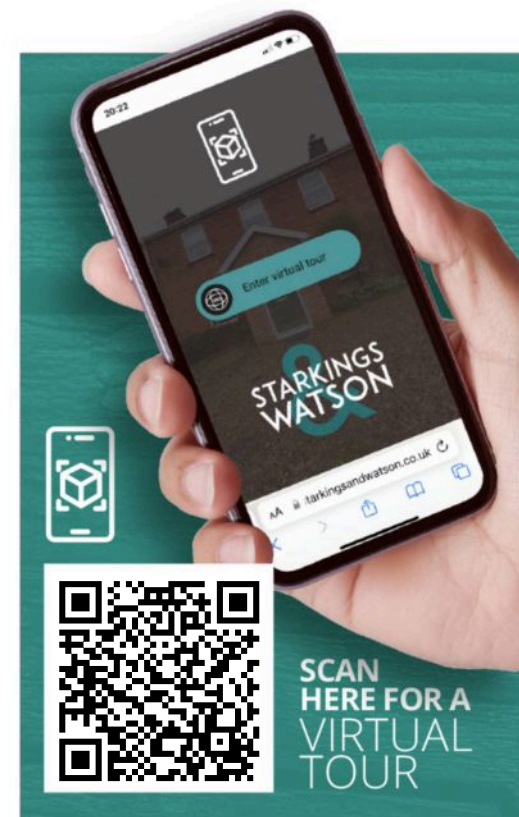
What3Words : ///storm.upgrading.deputy

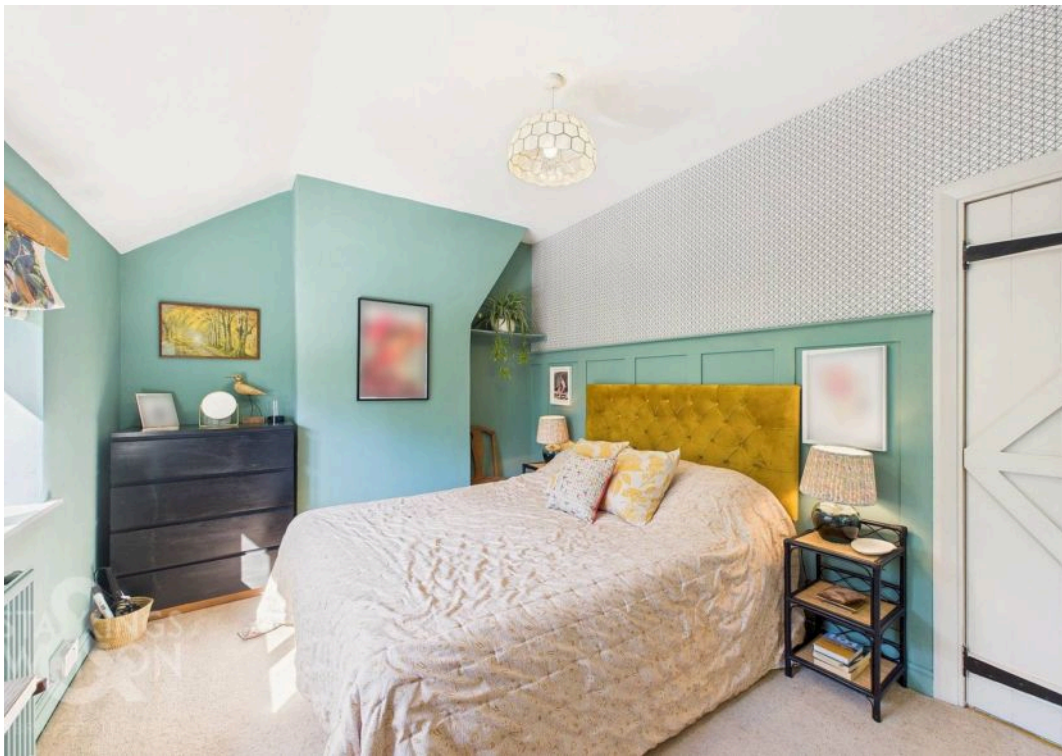
VIRTUAL TOUR

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

AGENTS NOTES

The wood burner located in the sitting room is currently decommissioned but can be easily reversed.



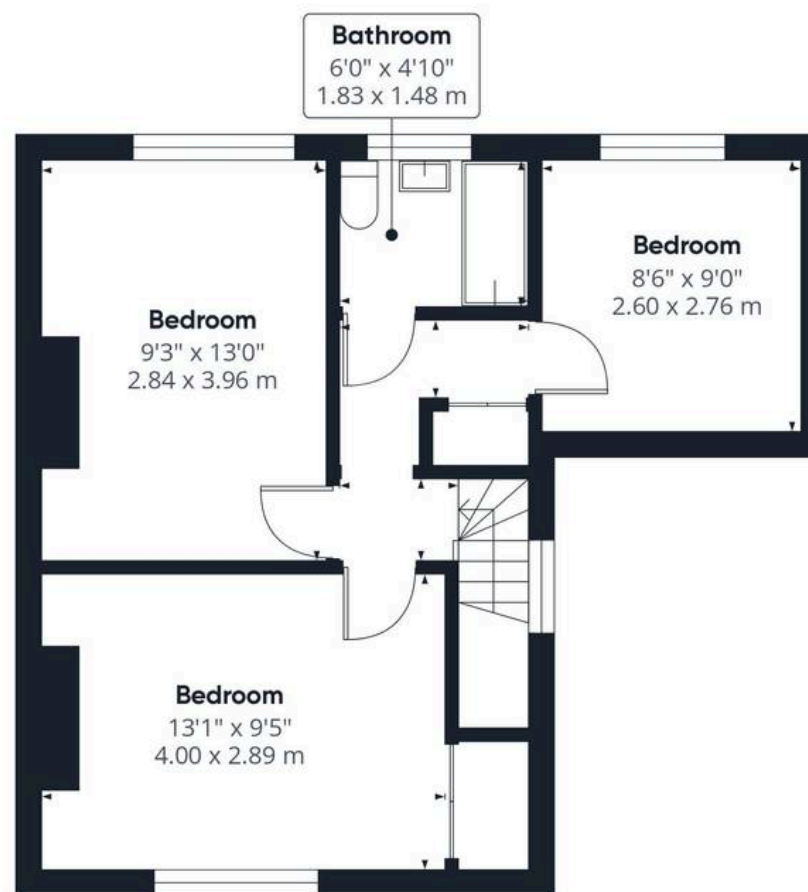
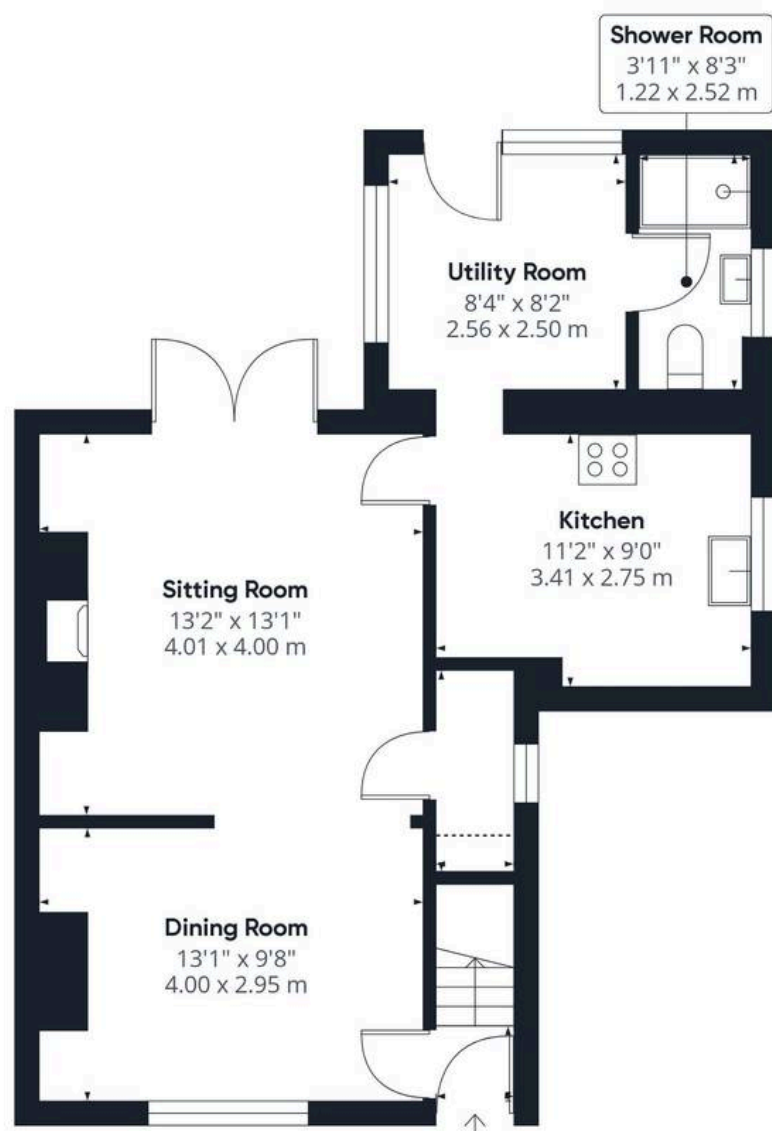




THE GREAT OUTDOORS

The rear garden is accessed, via French doors from the sitting room or utility room, onto an expansive porcelain patio that wraps around the property. A painted teal shed offers a storage solution, and a gated access point provides a route to the property's frontage. The remainder of the garden is predominantly laid to shingle, creating a low-maintenance space with ample room for outdoor furniture. A patio walkway leads through the gate for useful pedestrian access. The garden is fully enclosed by timber fencing and a variety of mature and established shrubs and trees ensure complete privacy.





Floor 1

Approximate total area⁽¹⁾

934.5 ft²

86.82 m²

Reduced headroom

3.3 ft²

0.31 m²

(1) Excluding balconies and terraces

Reduced headroom

Below 5 ft/1.5 m

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 are based on RICS IPMS 3C standard.

GIRAFFE360



Starkings & Watson Hybrid Estate Agents

196 Norwich Road, Costessey - NR5 0EX

01603 336446 • costessey@starkingsandwatson.co.uk • starkingsandwatson.co.uk/

Disclaimer: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate 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.