



Highlands, Costessey - NR8 5EA



Highlands

Costessey, Norwich

NO CHAIN! Located at the end of a quiet CUL-DE-SAC, this DETACHED HOUSE presents an ideal RENOVATION PROJECT with SCOPE TO EXTEND (stp). Spanning over 1625 sq. ft (stms), the accommodation offers a HALLWAY ENTRANCE including a useful two piece W.C. Further to the spacious 22' SITTING ROOM and CONSERVATORY with French doors, providing ample natural light. The 13' fitted KITCHEN offers the potential to open plan to the 14' DINING ROOM, enhancing the flow of the ground floor. Upstairs, THREE DOUBLE BEDROOMS with integrated storage open from the landing with the FAMILY BATHROOM completing the accommodation. Externally, plentiful DRIVEWAY PARKING is available leading to a GARAGE with electric up-and-over door with a separate STORAGE ROOM beside offering potential to be REMODELLED for further living space. To the rear, the SOUTH-FACING GARDEN is TREE LINED and is non overlooked.

Council Tax band: E

Tenure: Freehold

- No Chain!
- Detached House with Tree Lined Rear Aspect
- Ideal Renovation Project with Scope to Extend (stp)
- Accommodation of Over 1625 Sq. Ft (stms)
- 22' Sitting Room & Conservatory with French Doors
- 13' Fitted Kitchen with Potential to Open Plan to the 14' Dining Room
- Three Double Bedrooms, W.C & Shower Room
- Integral Garage & Further Outside Storage Room with Potential

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

Approached at the end of this quiet cul-de-sac the property initially offers a paved driveway with plenty of parking for vehicles leading to the garage and externally accessed storage room. The remainder of this generous frontage is laid to lawn with a paved pathway leading up a shallow step through to the main entrance.

THE GRAND TOUR

Stepping inside, an enclosed porch offers space for outdoor wear with a separate door leading to the main entrance lobby. To the right, a usefully located two piece WC can be found with adjacent access to the garage. Useful further storage can be found to the left from a large cupboard. To the left, the dining room enjoying a front facing aspect from uPVC double glazed windows and benefits from additional integral space and a feature exposed brick fireplace provides a focal point. Moving through to the fully fitted kitchen offering a range of wall and base storage cupboards with an integral oven and microwave and four burner gas hob. This layout offers a great potential to remove the dividing wall between the kitchen and dining room to create an open plan. At the end of the kitchen doorway opens to the conservatory, offering French doors out to the garden, uPVC double glazing throughout and providing ample space for soft furnishings to enjoy panoramic views of the garden. Further the 22' sitting room enjoys a rear facing aspect overlooking the garden with plenty of layout options for soft furnishings.

Ascending the stairs to the galleried first floor landing, loft access can be found above whilst doors open to three double bedrooms all of which including uPVC double glazed windows, radiators and integrated wardrobes. The main bedroom includes wood effect vinyl flooring, fitted furniture and double integrated wardrobes. Completing the accommodation, the three piece family shower room offers integrated storage to the left adjacent to the double shower with predominantly tiled surround and a glass splashback.

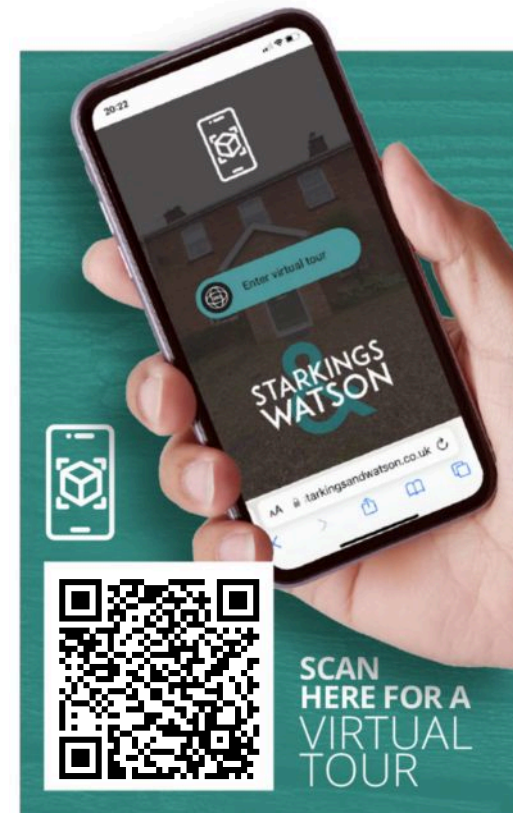
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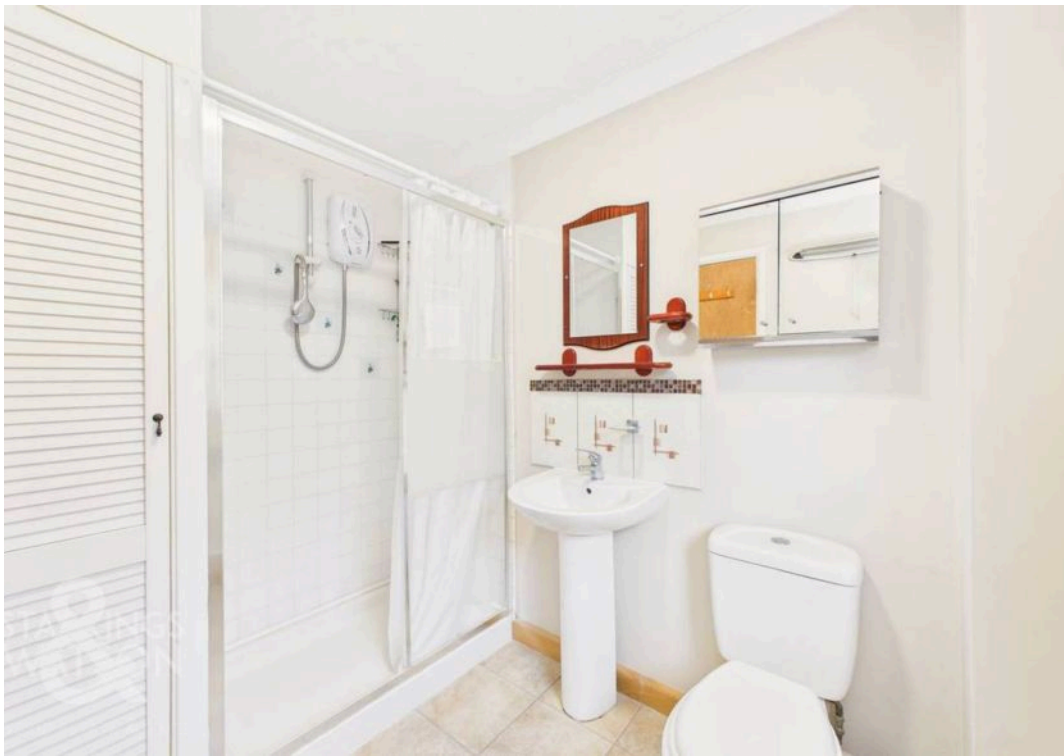
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VIRTUAL TOUR

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



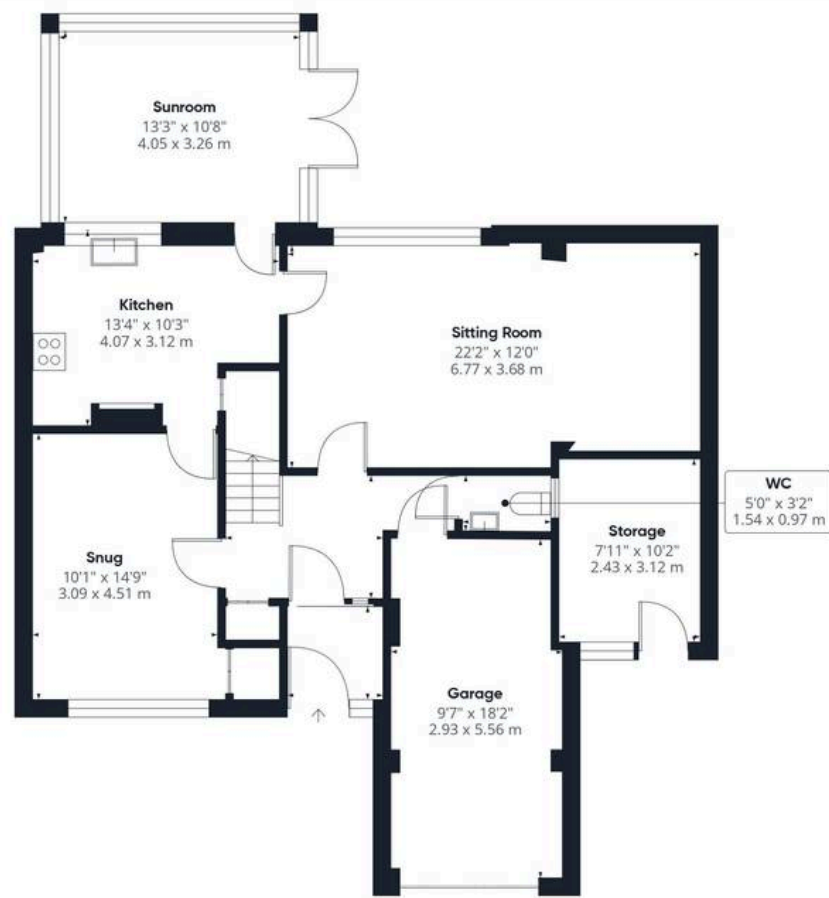




THE GREAT OUTDOORS

Stepping outside, the south facing garden is tree lined to the rear and fully enclosed offering total privacy. Opening to a flagstone patio and beyond to an expansive laid lawn including a pond and a raised flower bed. The end of the garden includes a greenhouse and a generous storage shed.





Ground Floor



Floor 1

Approximate total area⁽¹⁾

1626 ft²

151.1 m²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360



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