



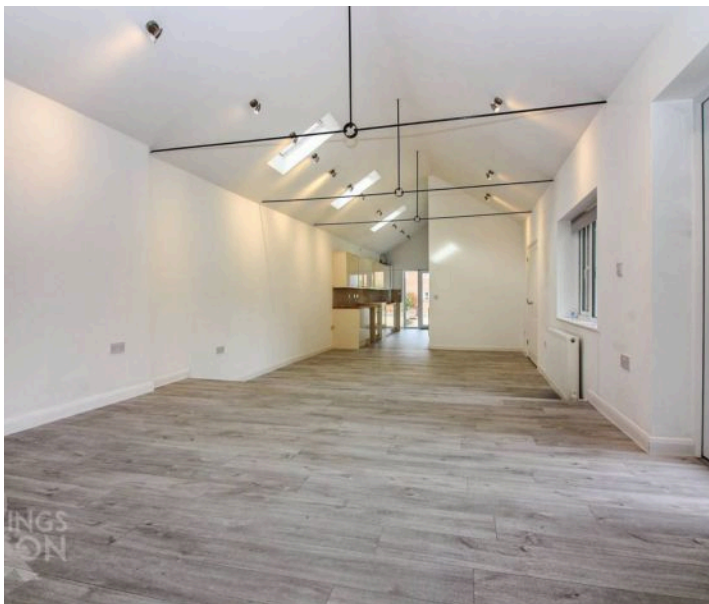
West End, Costessey - NR8 5AJ



West End

Costessey, Norwich

This SUBSTANTIAL and VERSATILE home offers unrivalled space in the HEART of Costessey - with a LARGE HOME OFFICE or ANNEXE SPACE. Once inside you will find a GENEROUS ENTRANCE HALL which leads to the 24' SITTING ROOM, 13' DOUBLE BEDROOM, and THREE PIECE family bathroom. To the back of the property you will find a 23' modern fitted kitchen/dining room with uPVC FRENCH DOORS leading onto the enclosed garden. Double doors lead to the ANNEXE or HOME OFFICE, which BOASTS a 31' OPEN PLAN ROOM which opens onto a KITCHEN or UTILITY AREA. To the rear of the annexe you will find a GENEROUS WALK-IN shower room and 12' DOUBLE BEDROOM. UPSTAIRS, the property offers THREE DOUBLE BEDROOMS with TWO benefiting from EN-SUITE SHOWER ROOMS, whilst a FAMILY BATHROOM completes the first floor. OUTSIDE you will find a patio with ample room for entertaining and alfresco dining along with raised lawn area and low lying fence whilst to the front you will find ample parking for 5+ cars.



Council Tax band: D

Tenure: Freehold

EPC Energy Efficiency Rating: C

- Substantial Detached Family Home
- Annexe/Home Office Potential
- Close to A47 & Local Amenities
- Flexible & Versatile Layout
- Two/Three Reception Areas
- Kitchen/Dining Room
- Four/Five Bedrooms
- Enclosed Lawned Garden

West End is only a short drive from Costessey, where within a short walk you will find various 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.

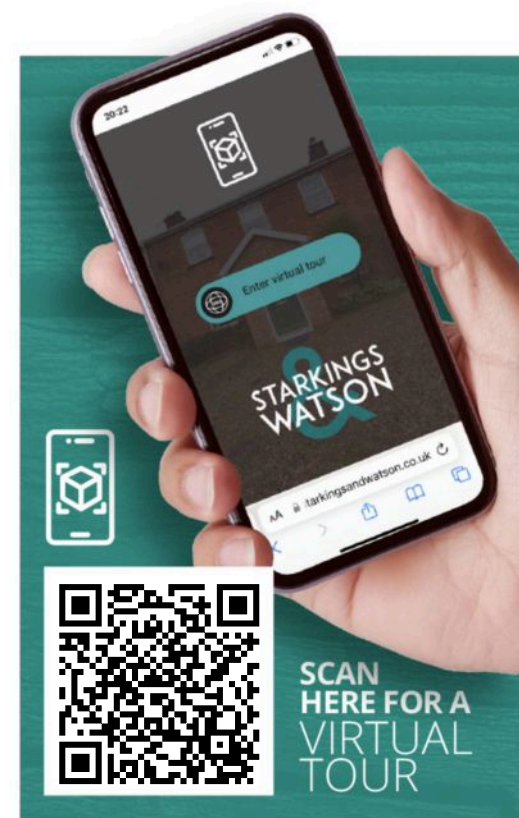


SETTING THE SCENE

The property is approached via a sizeable gravel driveway with access to the side of the property.

FIND US

You may wish to use your Sat-Nav (NR8 5AJ) but to help you...On leaving Norwich via the Dereham Road, proceed straight over the junction with Larkman Lane/Aldi. Take the right hand lane and turn right by the petrol station into Norwich Road. Follow the road until it turns into Town House Road. At the mini roundabout, take the first left turn onto West End, and the property can be found on the left hand side.



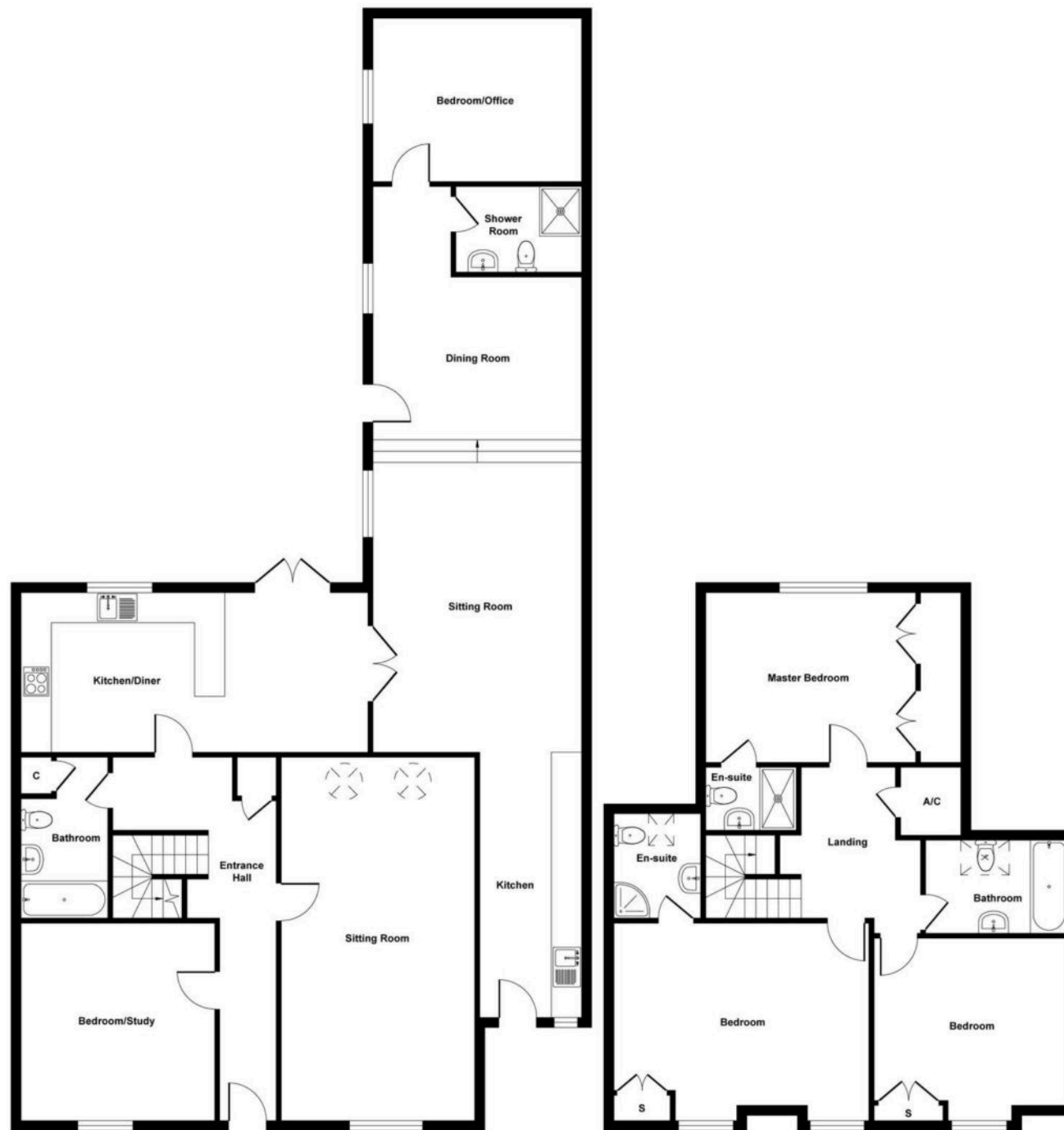




THE GREAT OUTDOORS

Leaving the via French doors you will find a spacious garden with patio area leading onto lawn space with gravel borders.







Starkings & Watson Hybrid Estate Agents

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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.