



The Street, Costessey - NR8 5DF



The Street

Costessey, Norwich

Positioned on approximately 1 ACRE of stunning LANDSCAPED GARDENS, this DETACHED GRADE II TUDOR HOME has been SYMPATHETICALLY EXTENDED and UPDATED whilst retaining a wealth of CHARACTER FEATURES, offering a cohesive blend of history and modernity. Internally comprising a GRAND HALLWAY ENTRANCE with a useful two piece W.C and stairs rising to the first floor. Doors open to a DUAL ASPECT DINING ROOM, fully FITTED KITCHEN and the characterful SITTING ROOM boasting PARQUET FLOORING and an exposed brick FEATURE FIREPLACE with a WOOD BURNER. Beyond, the THIRD RECEPTION ROOM opens to the garden and makes a perfect STUDY or SNUG. Heading upstairs, the stunning GALLERIED LANDING opens to FOUR DOUBLE BEDROOMS and a recently refitted FAMILY BATHROOM. The DUAL ASPECT MAIN BEDROOM offers panoramic garden views and boasts a modern three piece ENSUITE SHOWER ROOM. Stepping outside, the GARDEN is exceptionally PRIVATE and provides extensive rolling green space encompassing the property. This space offers a beautiful blend of mature woodlands, manicured lawns, ponds, and an orchard. Additional features include multiple OUTBUILDINGS, such as a DOUBLE GARAGE and a LOG STORE, which are remnants of the original terrace cottages that once stood on the land.



A former pigsty, positioned in the corner, presents considerable potential for remodelling or for use as practical storage space. For convenience, the property benefits from THREE DRIVEWAY ENTRANCES, ensuring an ample and practical parking space. Located in the heart of the historic Old Costessey conservation area, this residence offers a peaceful retreat in a picturesque setting.

Council Tax band: F

Tenure: Freehold

EPC Energy Efficiency Rating: E

- Grade II Listed Detached Tudor Home
- Sympathetically Extended & Updated Interior Retaining a Wealth of Character Features
- Positioned on Approximately 1 Acre of Stunning Landscaped Gardens (stms)
- Four Double Bedrooms & Three Reception Rooms
- Dual Aspect Main Bedroom & Three Piece Ensuite Shower Room
- Multiple Historical Outbuildings Including a Double Garage, Wood Store & Pig Sty
- Three Gated Openings to Extensive Gravel Driveway Parking
- Set Within The Idyllic & Historical Old Costessey Conservation Area

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.



SETTING THE SCENE

The property can be found set back from the road, behind a wooden gated entrance leading up a gravel driveway to parking. The main entrance can be found at the front of the property beneath an open porch.

THE GRAND TOUR

Stepping inside, the grand hallway entrance offers stairs rising to the first floor with integrated storage beneath. Tiled flooring runs underfoot for ease of maintenance whilst a door opens to the rear courtyard. A wooden latch and brace door also opens to the conveniently located two piece W.C. Doors open to all the ground floor accommodation, the dual aspect dining room offers French doors leading out providing a seamless transition between inside and out, offering wooden flooring underfoot whilst ample room is available for formal dining. Across the hall, the fully fitted kitchen offers ample storage with a range of wall and base storage cupboards in addition to integrated appliances including a 'Neff' dishwasher and washing machine. Space can be found for a freestanding oven positioned beneath an integrated extractor, whilst ample worktop space is available for food preparation with a ceramic sink and mixer tap positioned beneath the window. Adjacent, the characterful sitting room offers exposed wooden beams overhead, centred around an exposed brick feature fireplace with a wood burner, perfect for cosy winter evenings. Stunning wood parquet flooring runs underfoot and the room allows for a range of soft furnishing layouts. Continuing to the third reception room, creating a versatile space, currently used as study, boasting a triple aspect flooding the room with natural light benefitting from a further exposed brick feature fireplace located centrally.

Ascending the stairs to the galleried first floor landing, integrated storage is plentiful whilst newly fitted carpeted flooring runs throughout the hall with doors opening to four double bedrooms. The main double bedroom can be found in the sympathetic post 1951 extension, offering a dual aspect for panoramic garden views and a separate doorway leading to the three piece en-suite including a glass enclosed shower cubicle. Three further double rooms lead from the hallway, serviced by the three piece family bathroom. Located centrally from the hallway, the bathroom has been recently refitted including a shower over the bath with a folding glass splashback and a Velux window above.

AGENTS NOTE

The property occupies approximately 1 acre of land, across two title deeds. Half an acre consisting of gardens and outbuilding and the remaining half an acre including the main residence and further gardens.

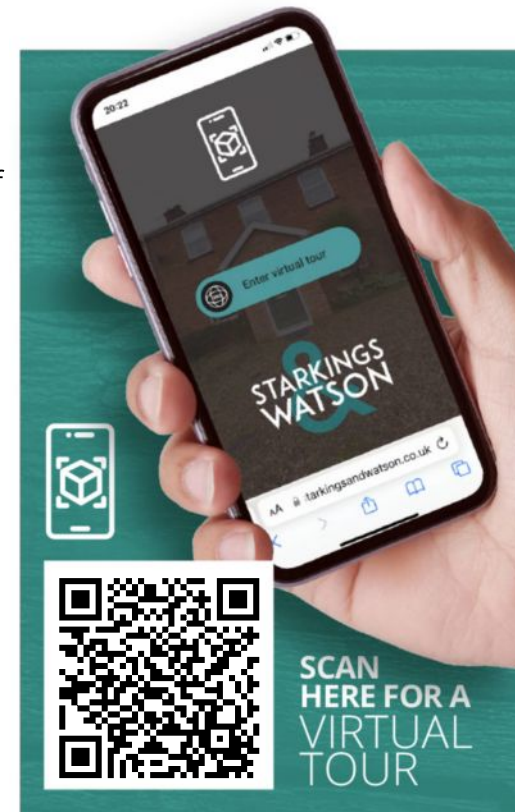
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VIRTUAL TOUR

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







THE GREAT OUTDOORS

Three exits from the property lead to the private courtyard, predominantly laid to shingle offering ample room for outside furniture to enjoy the summer months. The space offers a feature waterfall and pond, hosting a wealth of wildlife with raised walls and stairways leading to the main garden. To the right, an expansive laid lawn features a wooden summer house with a range of mature shrubs and fruit trees making up the orchard, with continued manicured lawns leading to mature woodlands, including a further pond and substantial wooden storage shed. The garden's borders are framed with deer proof fencing and some of the original flint walling. Following the cascading pathway to the final laid lawn with adjacent driveway space and a practical log store and separate store, the end of the garden offers a third gated entrance and a disused pigsty, perfect for storage.





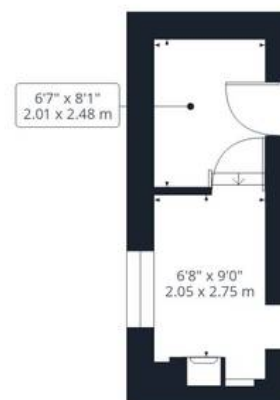
Ground Floor Building 1



Floor 1 Building 1



Ground Floor Building 2



Ground Floor Building 3

Approximate total area⁽¹⁾

2275 ft²

211.3 m²

Reduced headroom

57 ft²

5.3 m²

(1) Excluding balconies and terraces

Reduced headroom

..... Below 5 ft/1.5 m

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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