



## The Pittstop

Stimpson Loke, Townhouse Road, Old Costessey, Norwich, NR8 5BX

**BROWN & CO**







## The Pittstop, Stimpson Loke, Townhouse Road, Old Costessey, Norwich, NR8 5BX

A superb four/five detached chalet bungalow in wonderful order throughout, with double garage, parking and attractive gardens.

£630,000



### DESCRIPTION

The Pittstop comprises a beautifully presented four/five-bedroom chalet bungalow situated in an excellent position, being tucked away down a private lode enjoying a great deal of privacy across its' 0.287 (stms) acre plot.

There is a lovely light and airy feel throughout, and the current owners have created an incredibly comfortable residence with versatility. The Pittstop is approached at the front into a porch entrance and then through to the main reception hall. The principal sitting room, kitchen, three bedrooms, shower room and utility room with access to the garage are all positioned off the hall and there is of course access to the staircase which leads up to the first floor.

Much of the charm of the property remains in the kitchen area with a delightful central island and modern units and appliances under a mixture of oak and quartz worktops. A key feature is the access to the garden terrace which can be enjoyed in via both the dual aspect kitchen and sitting room.

On the first floor the staircase leads up to a super upper sitting room with a study area and there is access to a further double bedroom. Four Velux windows allow for a great deal of natural light to floor through the first floor, and there is

certainly space to create a further bathroom if a prospective buyer wishes to do so.

The Pittstop is approached off Stimpson Loke and leads down serving only three properties. The drive offers parking for a number of vehicles and leads up to the double garage and car port.

The gardens and grounds act as a major feature of the whole and are mainly lawned with two main terraces. As aforementioned, the main south facing terrace adjoins the sitting room and kitchen and enjoys views over a well-maintained herbaceous garden area which is beautifully screened by mature hedging forming the boundary. There is also a summer house here providing lovely views across the property and south-facing lawn.

The lawned garden facing to the west is again screened from neighbouring properties via the mature hedge and flows round to the north where lies a larger terrace area where you can access the garage.

The whole is offered in superb order throughout and will no doubt be of great interest to buyer's keen on being tucked away, but with such a wide range of amenities so close-by.

Services – Mains water, mains drainage, mains electricity, mains gas central heating.

Local authority – South Norfolk District Council.

### LOCATION

The property is situated in an established and popular residential area in Old Costessey which is located to the West of Norwich. Amenities in Old Costessey village include a post office, a Roman Catholic Primary School, public houses and Costessey Golf Club. There are further amenities in neighbouring New Costessey which include a range of shops, all levels of schools including the 'Good' rated Ormiston Victory Academy, public houses and doctors and dentist surgeries. There is a park and ride site off the A47 by the Norfolk Show Ground and the Longwater Retail Park where there is a Sainsbury's Superstore and Easton College is situated close in Easton.

### DIRECTIONS

Leave Norwich via Dereham Road and proceed over the roundabout at the junction with the Outer Ring Road, remaining on Dereham Road. Continue along Dereham Road and head past the traffic lights and head down the hill with the speed camera on your right across the road. At the







traffic lights with the BP garage in front of you turn right into Norwich Road. Continue along Norwich Road for approximately one mile and then merge into Townhouse Road. The turning for Stimpson Loke is on the left-hand side just before the sign for a property known as 'fieldview'.

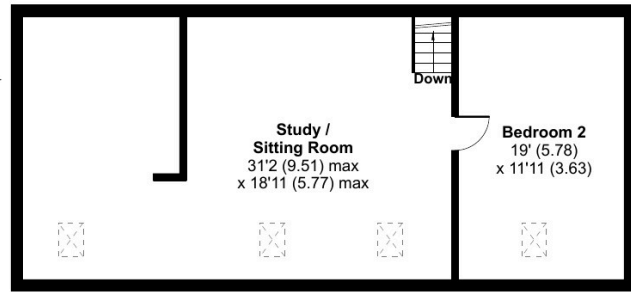
**AGENT'S NOTES:**

- (1) The photographs shown in this brochure have been taken with a camera using a wide angle lens and therefore interested parties are advised to check the room measurements prior to arranging a viewing.
- (2) Intending buyers will be asked to produce original Identity Documentation and Proof of Address before solicitors are instructed.

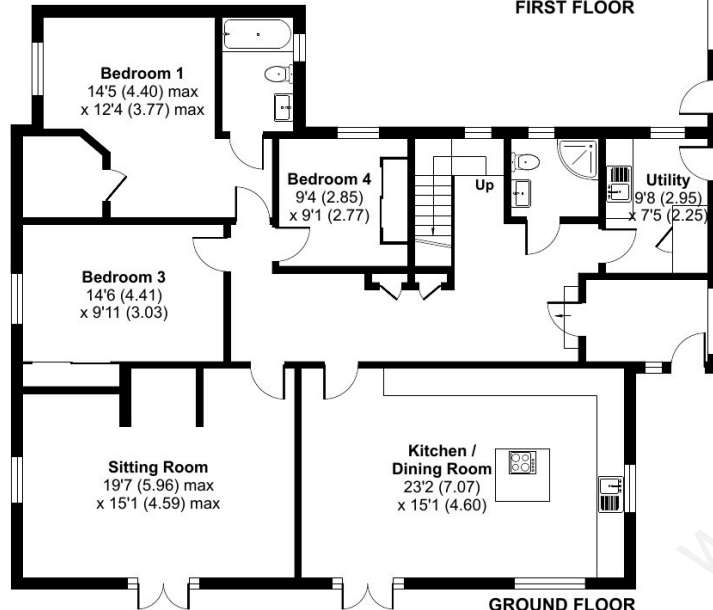
**VIEWING** Strictly by prior appointment through the selling agents' Norwich Office. Tel: 01603 629871







FIRST FLOOR



GROUND FLOOR

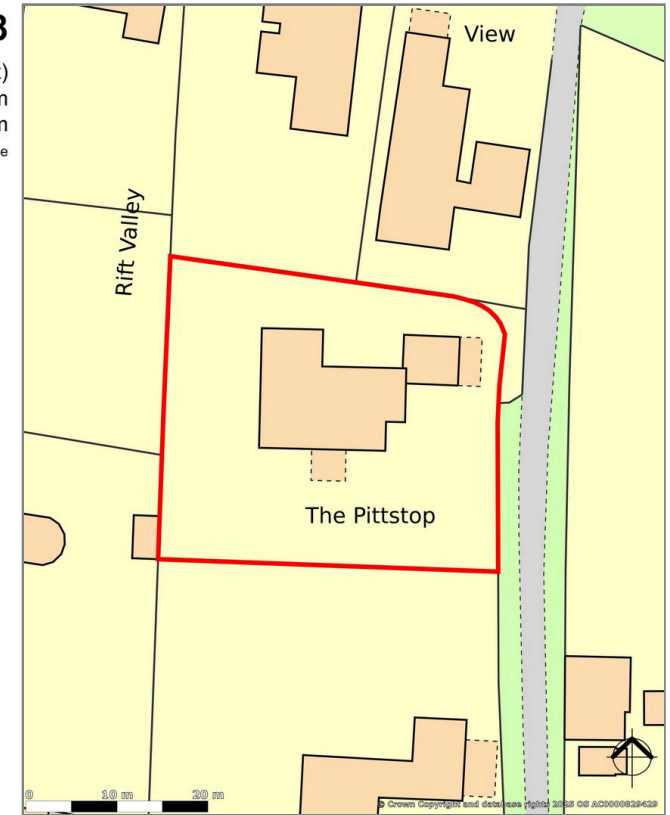
## Townhouse Road, Norwich, NR8

Approximate Area = 2439 sq ft / 226.56 sq m (excludes carport)

Garage = 323 sq ft / 30 sq m

Total = 2762 sq ft / 256.6 sq m

For identification only - Not to scale



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	73 C	80 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nrichcom 2025. Produced for Brown & Co. REF: 1288426

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**Brown&Co**

The Atrium | St George's Street | Norwich | NR3 1AB

T 01603 629871

E [norwich@brown-co.com](mailto:norwich@brown-co.com)

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