

abbotFox



Old Costessey, NR8  
*Guide Price £475,000 - £500,000*

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We are a team of genuine individuals who hold a deep passion for both property and marketing. Collectively, we bring over 70 years of experience in the property market of Norfolk and Suffolk. Our affection for both counties runs deep, and we are enthusiastic about sharing our passion with you.

Colin McKenzie | **Branch Partner**







## THE DETAIL\_\_\_\_\_

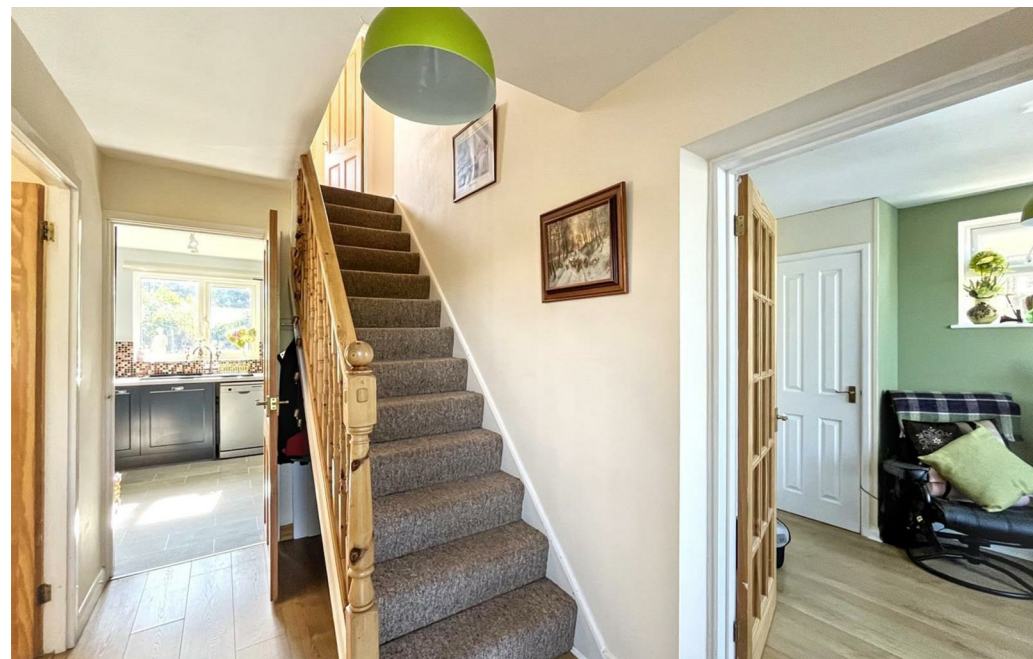
abbotFox presents this impressive five/six-bedroom detached home, enjoying stunning field views in a peaceful yet convenient setting.

This substantial family residence offers versatile accommodation, designed to suit modern family life. A welcoming entrance hall leads to a spacious lounge diner, with a well-appointed kitchen breakfast room providing the heart of the home. An additional reception or home office completes the ground floor layout, which is serviced with an en-suite shower room, while upstairs, five bedrooms are complemented by contemporary bathrooms, offering flexibility for growing families.

Externally, the property features a private rear garden and driveway parking, with the added benefit of tranquil views across adjoining fields providing a sense of space and privacy rarely found so close to the city. The pathway from these fields leads towards the picturesque Marriott's Way.

Situated within easy reach of local amenities, a variety of well regarded schools, and Norwich, this home blends rural charm with family convenience, making it a truly exceptional home. An internal viewing is essential to appreciate this home.

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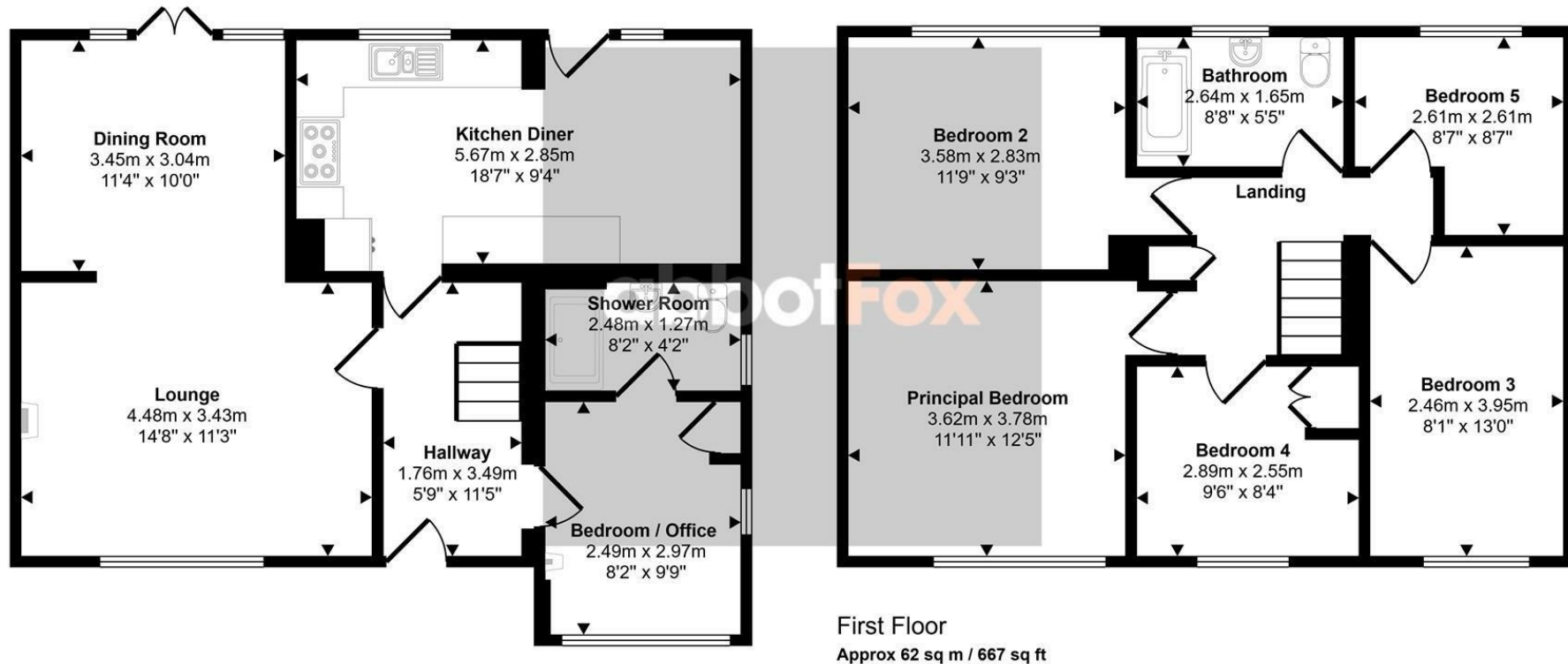




## THE HIGHLIGHTS\_\_

- Extended detached house
- Five / six bedrooms, with possibility for multi-generational living
- Stunning field views, with direct access leading to Marriott's Way
- Off-road parking for several vehicles and car port
- Sought after location, within easy reach of a wealth of amenities
- Generous living accommodation
- Easy reach of well-regarded local schools
- Ideal family home
- Internal viewing highly recommended
- Guide price £475,000 - £500,000

Approx Gross Internal Area  
125 sq m / 1345 sq ft



**Ground Floor**  
Approx 63 sq m / 678 sq ft

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

*Let's talk*

01603 660000

[sales@abbotfox.co.uk](mailto:sales@abbotfox.co.uk)

@abbotfox

**EPC RATING -**

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