



FREEHOLD

Cottage - Terrace

# WEST END OLD COSTESSEY NORWICH NR8 5AG

Offers Over

# £260,000

## FEATURES

- Terraced Cottage
- Playroom/Study
- Landing With Views
- Dressing Room
- Barn/Workshop
- Sitting Room
- Great Kitchen
- Three Bedrooms
- Family Bathroom
- Stunning Garden



# 3 Bedroom Cottage located in Old Costessey

## Description

This pretty double fronted cottage stands proud in this well know thriving part of Old Costessey. Offering entrance hall, sitting room, playroom/study/dining room. kitchen to the ground floor. A landing with views, two double bedrooms and a separate dressing/bedroom along with the family bathroom. The rear garden is really where this special unique home comes into a world of its own and gives you one of the best relaxing spaces we have seen for sometime to take time to relax. The first section is straight out of the door from the kitchen to a very private courtyard with a detached outside laundry room. There is a barn workshop 15'5 x 12'1 with further store area. Access through here to what almost seems like another world. What lies beyond is both pretty and practical. You are greeted with a raised terrace where you can admire the garden, watch the children play and relax with the sound of the water into the raised fish pond. Lawned with borders, mature planting with vegetable area fenced. Good sized further sun terrace to the rear. Overall a stunning garden which you can enjoy as the sunny days are coming. You must make time to come and see this special family home.

## Entrance Hall

Sealed unit double glazed door to the front, stairs to the first floor, doors to the sitting room and the playroom/study.

## Playroom/Study/Dining Room

Sealed unit double glazed sash window to the front, radiator and open fireplace to the corner.

## Sitting Room

14'7 x 10'0

Sealed unit double glazed sash window to the front and rear, inset wood burner to the chimney breast and opening to the kitchen. Radiator.

## Kitchen

12'3 x 5'8

Sealed unit double glazed windows to the rear along with door to the rear courtyard. Range of base and wall mounted units, inset hob, oven and extractor over. Sink unit and marble tiled splash backs along with feature splash back over the cooking area. Cupboard downstairs.

## Landing

Sealed unit double glazed window to the rear, doors to all bedrooms and the bathroom.

## Bedroom One

10'2 x 8'4

Sealed unit double glazed sash window to the rear, radiator and corner fireplace.

## Bedroom Two

10'2 max x 8'3

Sealed unit double glazed sash window to the front, corner chimney breast and radiator.

## Bedroom/Dressing Room

7'2 x 6'2 max

Sealed unit double glazed sash window to the rear.

### Family Bathroom

Sealed unit double glazed sash window to the rear, panel bath with screen and electric shower over. splash backs walls. Vanity wash hand basin and wc.

### Outside

To the front of the property there is a garden area, plumb slated with picket fencing both sides and pathway to entrance. The rear garden is both practical and very pretty. The first section is straight out of the door from the kitchen to a very private courtyard with a detached outside laundry room and wc. There is a barn workshop 15'5 x 12'1 with further store area 15'5 x 10'1. Access through here to what almost seems like another world. What lies beyond is both pretty and practical. You are greeted with a raised terrace where you can admire the garden, watch the children play and relax with the sound of the water into the raised fish pond. Lawned with borders, mature planting with vegetable area fenced. Good sized further sun terrace to the rear. Overall a stunning garden which you can enjoy as the sunny days are coming. A perfect place to relax.

### Agents Note

Close to all amenities including school, shops, pub and hairdressers and bus stops also at hand.





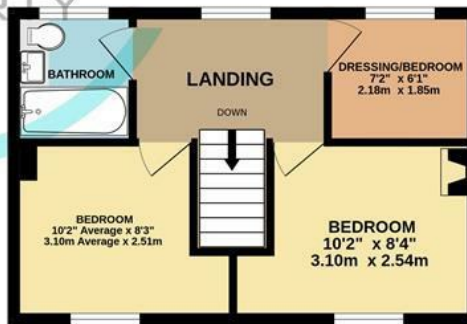
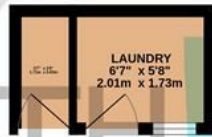
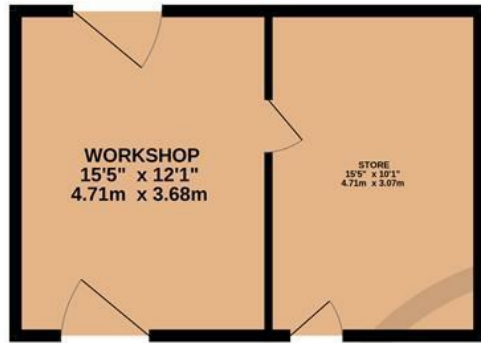
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GROUND FLOOR

1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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Council Tax Band

**B**

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) <b>A</b>			<b>86</b>
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>		<b>60</b>	
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
<i>Not energy efficient - higher running costs</i>			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

Agents Note: Whilst every care has been taken to prepare these 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.

