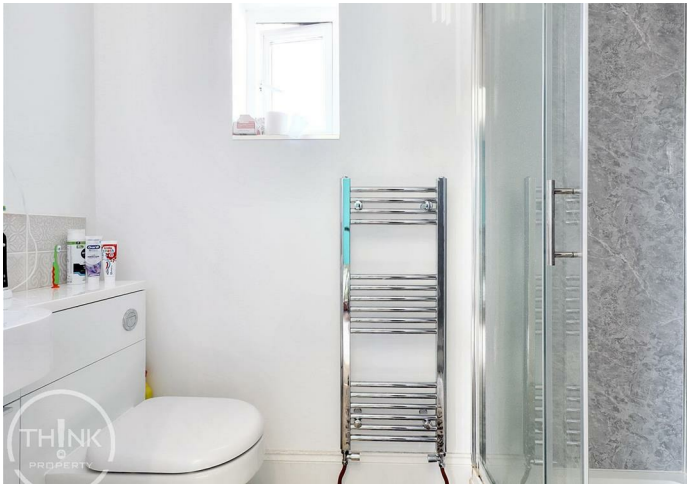


FREEHOLD



House - Detached

# THE STREET OLD COSTESSEY NORWICH NR8 5DG

Price Guide

£900,000

## FEATURES

- Detached Family Home
- Three Bathrooms
- Stunning Open Plan Kitchen
- Attached Annexe
- Two Receptions
- Four Bedrooms
- Four Receptions
- Carriage Driveway
- Three Bedrooms
- Plot 0.33 acres stms



# 7 Bedroom House - Detached located in Norwich

Welcome to this charming detached period family home located in the picturesque village of Old Costessey, Norwich. Believed to date back to 1818, this property offers a unique blend of historical charm and modern comfort with the added bonus of an attached annexe with three bedrooms, kitchen/diner, sitting room, ensuite, bathroom and private garden.

Upon entering, you are greeted by four spacious reception rooms, providing ample space for entertaining guests or relaxing with your family. The property boasts four well-appointed bedrooms, offering privacy and tranquillity for all family members. With three bathrooms, busy mornings will no longer be a hassle. The beautiful setting of this home, opposite the church and close to open countryside, provides a peaceful and idyllic backdrop for daily living. Imagine enjoying your morning coffee by the Costessey Mill just around the corner, listening to the soothing sounds of the river. The generous plot on which this property is set allows for endless possibilities - from creating a stunning garden oasis to hosting outdoor gatherings with friends and family and including the private annexe garden with further outdoor garden room.

Don't miss the opportunity to make this historic detached family home your own. Embrace the character, embrace the tranquillity, and embrace the lifestyle that this property in Old Costessey has to offer. Come and take a look and fall in love with this unique family home.

## Porch

Sealed unit double glazed entrance door to the entrance hall.

## Entrance Hall

19'2 x 6'3

Ornate sealed unit double glazed door and window to the front open to a light and airy entrance hall. Stairs to the first floor and doors to the sitting room, wc, study, bedroom, cupboard and to the stunning kitchen/dining room. radiator. Spotlights.

## Downstairs Wc

Sealed unit double glazed window to the front, vanity wash hand basin and concealed cistern wc. Column radiator.

## Study

15'4 max x 9'9 max

Sealed unit double glazed window to the side, radiator, spotlights.

## Bedroom/reception

15'4 x 8

Sealed unit double glazed window to the side, cupboard, radiator and cupboard.

## Sitting Room

20'2 x 11'9

Sealed unit double glazed bay window to the front, radiator, spotlights.

## Open Plan Kitchen/Dining Room

27'4 x 14'0

Sealed unit bifold doors to the rear really setting off this stunning room and certainly bringing the outside in. Skylights over this area. The kitchen itself is stunning with quartz style routed drainer with inset sink, a range of lovely base and wall mounted units to include display cabinets. Further units with integrated oven Central island with integrated hob, with the feature lighting above to create this ambient lighting inviting you to stay longer in this impressive room. The wood burner inset to the fireplace insures you and your guest should just relax. Doors to the utility room and playroom. and spotlights.

## Utility Room

7'1 x 6'0

Door to the porch room, range of units with space and plumbing for washing machine and tumble dryer.

## Rear Porch Room

6'7 x 5'5

Sealed unit double glazed window to the rear, and double glazed door to the side.

## Playroom

12'0 x 11'7

Sealed unit double glazed bay window to the front, radiator, spotlights and brick faced fireplace.

## Landing

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

## Principal Bedroom Suite

13'4 x 11'6

Sealed unit double glazed window to the front, radiator and wall mounted lights. Door to the ensuite and opening to the dressing area 9'3 x 8'4.

## Principal Ensuite

Sealed unit double glazed window to the rear, generous double shower cubicle, high level ornate period style wc and pedestal wash hand basin, Tiled back splash and towel rail.



### Bedroom

11'4 x 8'4

Sealed unit double glazed window to the front, radiator.

### Bedroom

11'2 x 12'11

Sealed unit double glazed window to the front, radiator and door to the ensuite. Cupboard,

### Ensuite Shower Room

Vanity wash hand basin, wc and shower cubicle, towel rail.

### Bedroom

11'2 x 10'4

sealed unit double glazed window to the side, radiator.

### Family Bathroom

Sealed unit double glazed window to the side, shower cubicle with tiled back splash and oversized rose over. Vanity wash hand basin, freestanding double ended bath. Towel rail.

### Outside

Set back from the lane commanding an elevated position on approximately a third of an acre plot. sts. Walled carriage driveway with plenty of off road parking, with access to the main house and separate entrance to the annexe. South facing rear garden, cottage style and enclosed with sunken patio, lawned with separate areas to use as you wish. Both gardens are south west facing.

### Annexe Description

Attached with its own entrance, Hall, Three Bedrooms, Ensuite, Family Bathroom, Kitchen/Dining Room and separate sitting room. Independent garden and garden room.

### Annexe Entrance Hall

Sealed unit double glazed door to the side, built in cupboard, skylights to the ceiling, doors to bedrooms, kitchen/diner and bathroom.

### Principal Bedroom

15'6 x 9'3

Sealed unit double glazed window to the side, radiator and door to the ensuite.





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**Ensuite**

Shower cubicle, wash hand basin and wc. Towel rail.

**Bedroom**

9'8 x 12'4

Sealed unit double glazed window to the side, radiator.

**Bedroom**

12'2 x 9'0

Sealed unit double glazed window to the side, radiator.

**Family Bathroom**

Sealed unit double glazed window to the side, freestanding bath, wash hand basin and wc, towel rail.

**Kitchen/Dining Room**

19'10 x 11'9

Sealed unit double glazed window to the side and double glazed double doors out to the garden. Range of base and wall mounted units with integrated appliances and sink unit. Opening to the utility area with space and plumbing for washing machine.

**Sitting Room**

11'9 x 10'7

Sealed unit double glazed door and windows out to the garden. Radiator.



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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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Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) <b>A</b>			79
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>		66	
(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.

