



FREEHOLD

House - Detached

BLACKHILL WOOD LANE COSTESSEY NR8 5GG

Offers Over

£400,000

FEATURES

- Executive Detached
- Four Bedrooms
- Sitting Room
- Utility Room
- Double Garage
- Backing Onto Woodland
- Downstairs WC
- Open Plan Kitchen/Diner
- Ensuite & Bathroom
- Immaculate Throughout



4 Bedroom House - Detached located in Costessey

Nestled in the charming Blackhill Wood Lane of Costessey, this immaculate detached family home is a true gem waiting to be discovered. Built in 2014, this property boasts a spacious layout with three reception rooms, four bedrooms, and two bathrooms, providing ample space for comfortable living.

As you step inside, you'll be greeted by the many upgrades that adorn this elegant abode, adding a touch of luxury to everyday living. The generous size of the property ensures that there is room for the whole family to relax and unwind.

One of the highlights of this home is the open-plan kitchen, dining, and family room, which not only offers a perfect space for entertaining guests but also overlooks the beautifully landscaped rear garden. Imagine hosting gatherings or simply enjoying a quiet morning coffee while basking in the tranquillity of your own private outdoor oasis.

Conveniently, this property also features parking for several vehicles and has the double garage with to convenience of electric shutter doors, making coming home a breeze. Whether you're looking for a place to raise a family or simply seeking a peaceful retreat, this detached family home in Costessey offers the perfect blend of comfort, style, and functionality.

Entrance Hall

Sealed unit double glazed door to the front opening to a spacious hall with central staircase, doors to the sitting room, study, downstairs wc and the kitchen/diner. radiator. Karndean flooring.

Downstairs Wc

Sealed unit double glazed window to side, wc and wash hand basin. Radiator. Karndean flooring.

Sitting Room

13'0 x 13'8

Sealed unit double glazed window to the front and radiator.

Study

9'3 x 6'9

Sealed unit double glazed window to the front and radiator. Karndean flooring.

Kitchen Area

12'7 x 11'1

Sealed unit double glazed window to the rear, range of base and wall mounted units, inset sink unit, integrated appliances to include, hob with extractor fan over, oven below, fridge/freezer and dishwasher. Door to the utility room and opening through to the Dining/family room. Karndean flooring.

Dining/Family Room

13'0 x 13'6

Sealed unit double glazed doors out to the garden along with complementing windows either side, radiator. Karndean flooring.

Utility

11'4 x 5'4

Sealed unit double glazed door to the rear and window to the side. Range of base and wall mounted units along with integrated washing machine. Karndean flooring.

Landing

Sealed unit colour glazed feature window to the front, doors to all bedrooms and the bathroom. Built in cupboard. Loft boarded end to end with ladder and lights.

Principal Bedroom

13'9 x 14'9

Sealed unit double glazed window to the rear, radiator, door to the ensuite, built in wardrobes and radiator.

Ensuite

Sealed unit double glazed window to the rear, wc, wash hand basin and shower cubicle. Tiled splash backs.

Bedroom Two

12'9 x 11'0

Sealed unit double glazed window to the front, built in Hammond wardrobes and radiator.

Bedroom Three

11'1 x 11'1

Sealed unit double glazed window to the rear, radiator.

Bedroom Four

11'2 x 6'6

Sealed unit double glazed window to the front, radiator.

Family Bathroom

Sealed unit double glazed window to the rear, shower cubicle, wc and wash hand basin. Tiled splash backs. Radiator.

Outside

Driveway and garden area to the front. Gated side access and double detached garage. Garage 19'7 x 18'5, side access door and two electric shutter doors to the front. The rear garden is landscaped with raised borders, patio, further seating area, shed to remain with summer house and hot tub by separate negotiation. Enclosed by panel fencing. Unoverlooked, private and perfect for entertaining.

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Council Tax Band

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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) A			88
(81-91) B		80	
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
<i>Not energy efficient - higher running costs</i>			
England & Wales		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.

