

FREEHOLD



House - Detached

MAGNOLIA WAY COSTESSEY NR8 5EH

Offers Over

£390,000

FEATURES

- Executive detached
- Four Bedrooms
- Dining Room
- Ensuite and Bathroom
- Landscaped Garden
- Stunning Throughout
- Sitting Room
- Kitchen/Breakfast
- Home Office
- Ample Parking



4 Bedroom House - Detached located in Costessey

Tucked away in the tranquil setting of Magnolia Way, Costessey, this absolutely stunning detached family home offers a perfect blend of modern living and elegant design. Spanning an impressive 1,335 square feet, the property boasts four spacious bedrooms and well-appointed bathrooms, making it an ideal choice for families seeking comfort and style.

Upon entering, you are greeted by a welcoming entrance hall that leads to a generous and bright sitting room, perfect for relaxation and entertaining with bi folding doors. The open-plan kitchen, breakfast area is a true highlight, featuring bi-folding doors that seamlessly connect the indoor space to the beautifully landscaped rear garden, creating an inviting atmosphere for gatherings and outdoor enjoyment. The separate dining room is perfect for family gatherings or entertaining guests. A convenient downstairs cloakroom adds to the practicality of the layout.

The first floor is thoughtfully designed, showcasing a principal suite at the rear, complete with its own ensuite shower room for added privacy. The stunning family bathroom serves the additional three bedrooms, ensuring ample space for family and guests alike.

An added bonus of this property is the converted garage, which currently serves as a versatile home office. This space can easily be reverted back to a garage if preferred, offering flexibility to suit your needs. Parking is available on the driveway to the left-hand side of the property.

The rear garden is a true oasis, meticulously landscaped to enhance the charm of this exceptional home. We highly recommend a visit to fully appreciate the beauty and functionality this property has to offer. Once you step inside, you may just find your dream home waiting for you.

Entrance Hall

Sealed unit double glazed entrance door and window to the front, tiled flooring, storage cupboard, stairs to the first floor, radiator, doors to the sitting room, cloakroom and the kitchen/dining room.

Cloakroom

Sealed unit double glazed window to the front, wc and wash hand basin. Tiled flooring and radiator.

Sitting Room

19'9 x 12'6

Sealed unit double glazed bi folding doors which open and make this room feel part of the outside which is ideal for the summer days ahead. Sealed unit double glazed windows, radiator and laminated flooring.

Dining Room

14'9 x 9'9

Sealed unit double glazed windows to both the front and side, laminated flooring and radiator.

Kitchen/Breakfast Room

14'7 max x 12'0 max

Sealed unit double glazed window to the front, bi folding doors out the rear garden, range of base and wall mounted units, sink and drainer, integrated appliances to include hob, oven and extractor fan over, glass splash back, fridge/freezer, dishwasher and washing machine, tiled flooring and radiator.

First Floor Landing

L shaped with sealed unit double glazed window to the rear, sealed unit double glazed Velux style window to the side, doors to all bedrooms and the family bathroom.

Principal Bedroom

12'7 x 10'6

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

Ensuite

Sealed unit double glazed window to the front, shower, wc and wash hand basin.

Bedroom Two

12'7 x 10'6

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

Bedroom Three

11'6 max x 11'4 max

Sealed unit double glazed window to the front and radiator.

Bedroom Four

8'10 x 7'0

Sealed unit double glazed window to the rear and radiator.





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Family Bathroom

A real luxury feel to this bathroom, with sealed unit double glazed window to the side, panel bath with shower and screen over, wc and wash hand basin. Splash backs and radiator.

Outside

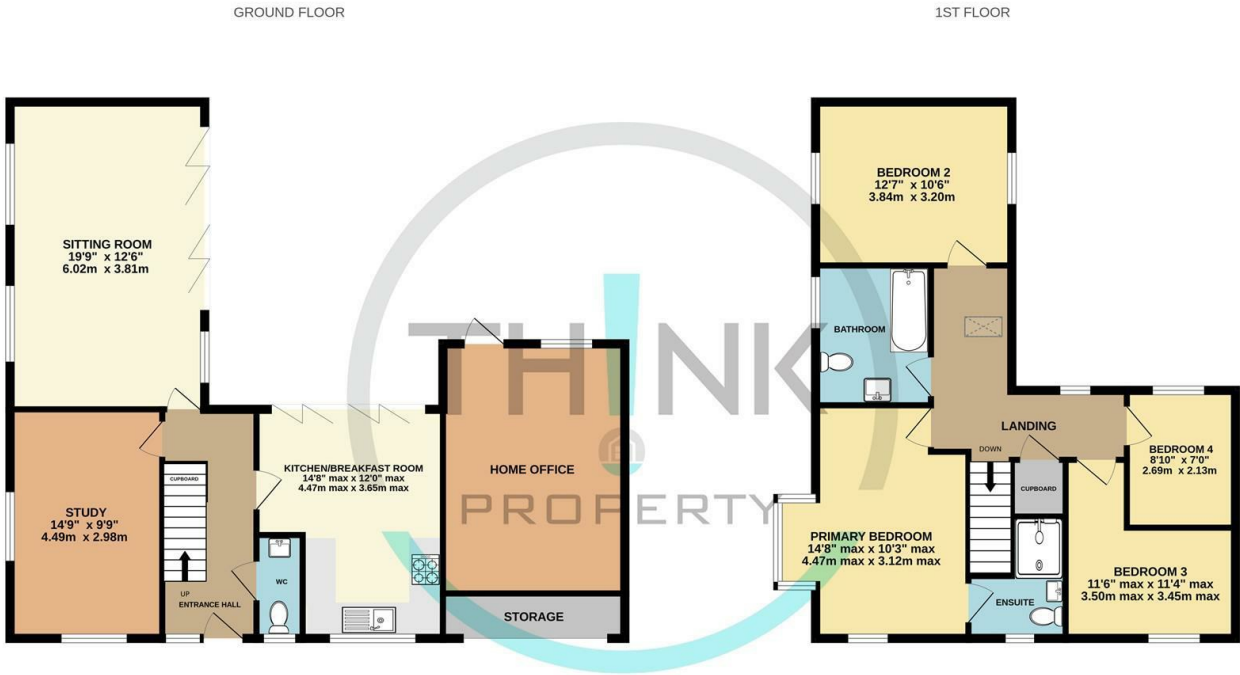
Where do we start to describe this oasis, superbly landscape to compliment this wonderful home with entertainment in mind instead of the usual high maintenance. Two patio areas, hardstanding or ideal for a hot tub. Artificial quality grass, with loggia roof over the kitchen area, shed built to the end of the sitting room. Perfect space for entertaining guests, family or creating a perfect place to relax after a hard days work. You cannot fail to love this space. The garage as previously mentioned has been converted so either use it as a home office or simply convert it back the choice is yours. All we can say is that this home ticks all the boxes so why not come and make this beautiful home yours and enjoy all that this has to offer.



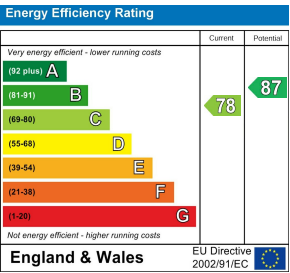
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