



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.
Made with Metropix ©2023



ICONIC
ESTATE AGENTS

Folgate Close, Old Costessey
Guide Price £550,000 - £575,000 Freehold



Viewings strictly by appointment with: 297 Fakenham Road, Norwich, NR8 6LE

Taverham **01603 261104**
Norwich **01603 740044**



We bring to prospective purchasers attention that we, as estate agents for the property, have not tested any appliances and purchasers should make their own enquiries of the relevant Authorities regarding the connection and viability of all services. These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy.

- Extended & Improved Detached Family Home
- Five/Six Bedrooms
- Renovated Throughout
- Luxury Open Plan Kitchen/Dining/Family Room
- Spacious Lounge & Separate Dining Area
- Two En-Suite Shower Rooms
- Solar panels
- Re-Fitted Family Bathroom Suite
- Enclosed Mature Rear Garden
- Double Garage & Driveway
- Requested Old Costessey Location
- EPC Rating D / Council Tax Band E

Description

Iconic are pleased to bring to the market this extremely spacious five-bedroom detached home situated on Folgate Close, a desirable cul-de-sac in Old Costessey.

Occupying a generous corner plot with woodland views to the rear, this great family home has been completely renovated by the current owners and early viewings are essential to avoid missing out.

The accommodation comprises; porch entrance which leads into a spacious entrance hallway with storage cupboards, cloakroom and a staircase which rises to the first floor. The spacious 20ft lounge is located to the front of the property and benefits from large window that offers a high degree of light in this sunny room. There is a door which leads to the playroom/study/bedroom six with this room offering versatile uses to suit most families. There is also a separate 20ft dining room that leads down into the recently extended luxury kitchen/dining/family area, this boasts a 20ft open plan kitchen with integrated appliances along with a range of luxury wall and base units with a wooden work surface over and a breakfast bar. There are also two sets of bi-fold doors which open up out onto the corner plot mature rear garden.

To the first floor the landing gives access to all five bedrooms and the re-fitted three piece family bathroom suite. The 15ft master bedroom offers a re-fitted en-suite shower room along with bedroom three which also offers a re-fitted en-suite shower room. All the bedrooms are a generous size and also offer a high degree of versatility to suit any potential buyers.

Outside

Outside to the front there is a lawned garden, ample driveway and an attached double garage while to the rear there is a mature corner plot garden which is mainly laid to lawn with a recently installed graphite patio area, the boundaries are fence and tree lined but still offer far reaching views over the surrounding areas. There is also a cordoned area which houses a small pond.

Location

Costessey is a popular residential village located 4 miles west of Norwich City Centre and is situated in the valley of the River Wensum. Both New and Old Costessey have excellent amenities including 4 pubs, doctors' surgeries, veterinary surgery and dentist. There are 5 schools catering for children of all ages, a variety of shops and a popular retail park. The Royal Norfolk Showground is situated within Costessey, hosting the annual two-day Royal Norfolk Show. During the year it also plays host to numerous events, such as antiques fairs, farmers' markets, craft shows and circus.

Viewing Arrangements

Viewing is strictly through Iconic Estate Agents on 01603 261104

Services

Mains Drainage, Water, Electricity, Gas and Broadband are all connected.

Local Authority

South Norfolk Council, Thorpe Lodge, 1 Yarmouth Road, Norwich, NR7 0DU
Council Tax E

Tenure

Freehold

