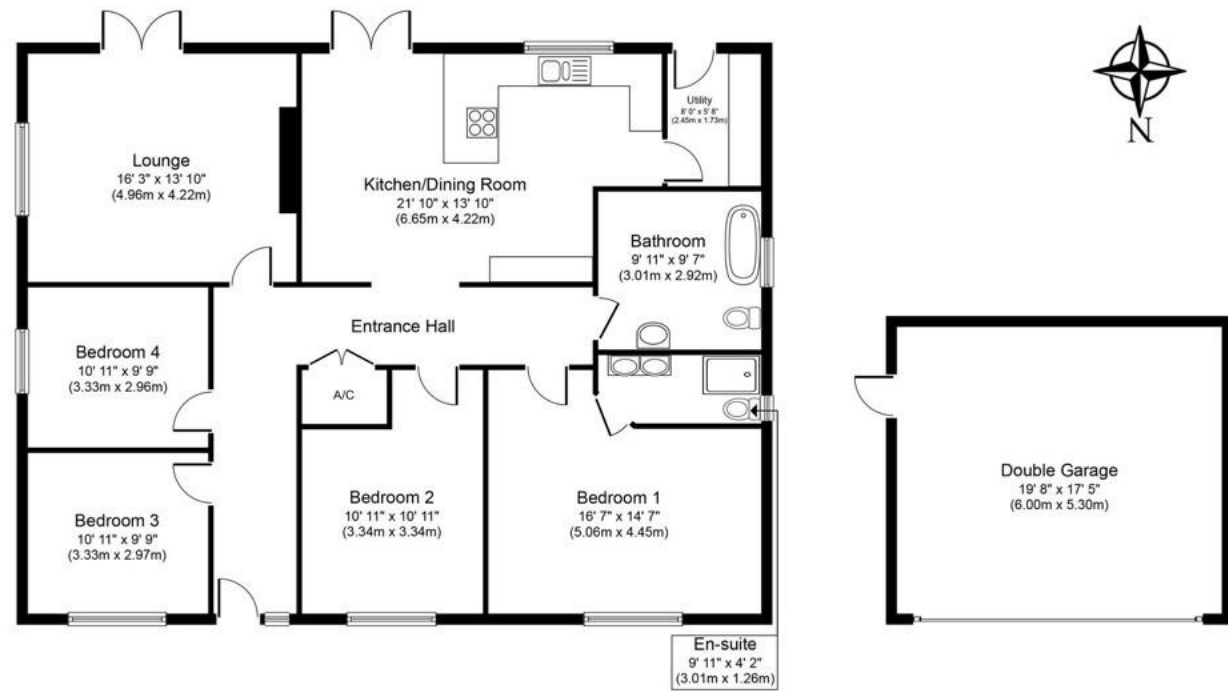




**ICONIC**  
ESTATE AGENTS

Autumn Drive, New Costessey  
£475,000 Freehold



Approximate Floor Area  
1,508 sq. ft.  
(140.1 sq. m.)

Garage  
Approximate Floor Area  
342 sq. ft.  
(31.8 sq. m.)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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. The measurements should not be relied upon for valuation, transaction and/or funding purposes. This plan is for illustrative purposes only and should be used as such by any prospective purchaser or tenant. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.



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.

- Modern Executive Bungalow
- Entrance Hallway
- Four Generous Bedrooms & Master En-Suite
- Luxury Kitchen/Dining Room Plus Utility
- Lounge
- Disabled Friendly Wet Room
- Attractive Rear Garden With Lawn & Patio Areas
- Double Garage & Driveway
- Offered With No Onward Chain
- EPC Rating B / Council Tax Band E



## Description

Stunning four bedroom detached bungalow in Costessey. Built to the very highest standard and only four years old with 6 years structural warranty remaining, this fantastic modern home occupies a generous plot on a private drive and interest is expected to be high.

The accommodation of this executive home comprises; large entrance hallway which gives access to all rooms and also benefits from a double storage cupboard. The property has a good size sitting room to the rear with a space and provision for a wall mounted television, inset spotlights and French doors leading to the rear garden.

The kitchen/dining room is of the highest quality and includes a Neff double oven, separate Neff hob and also an integral dishwasher, the open plan dining space has French doors leading to the rear and a further doorway leading to the utility room with ample storage cupboards.

The disabled friendly shower/wet room has a four piece suite including a bathtub, low level WC, hand wash basin with vanity unit with shaver point beneath. The master bedroom also benefits from an en-suite shower room with double shower cubicle, his and hers hand wash basins and a WC. There are also three further generous bedrooms.

The property benefits from underfloor heating and high quality flooring throughout.

## Outside

To the outside there is a stunning landscaped garden to the rear aspect. French doors lead from both the sitting room and kitchen/dining room onto the patio area to the rear. With high quality Sandstone paving, this beautiful seating area is enclosed by raised bedding with inset lighting and extends to the Pergola to the side aspect.

With further Sandstone paving this great space is ideal for further seating or a hot tub! The rest of the garden is mainly laid to lawn and there is access to the double garage and driveway to the side. The double garage has power and benefits from an electric roller door and ample roof storage with a personal door to the side.

To the front aspect the property benefits from further ample parking and a smaller lawned area enclosed by fencing and mature trees.

## 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, Gas, Electricity and Broadband are all connected.

## Local Authority

South Norfolk Council, The Horizon Centre, Broadland Business Park, Peachman Way, Norwich, NR7 0WF  
Council Tax E

## Directions

Leave Norwich via the Dereham Road heading towards Costessey. Turn right into Norwich Road and left into Autumn Drive where the property can be found on the left hand side.

