

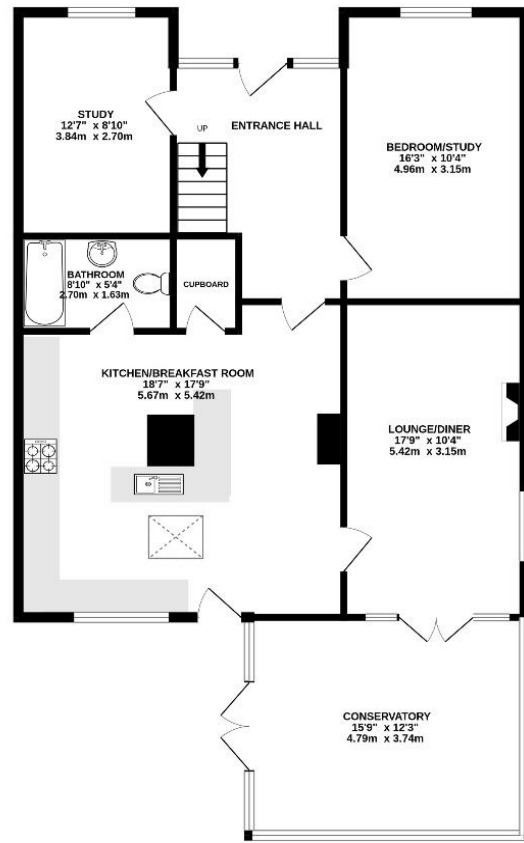


**ICONIC**  
ESTATE AGENTS

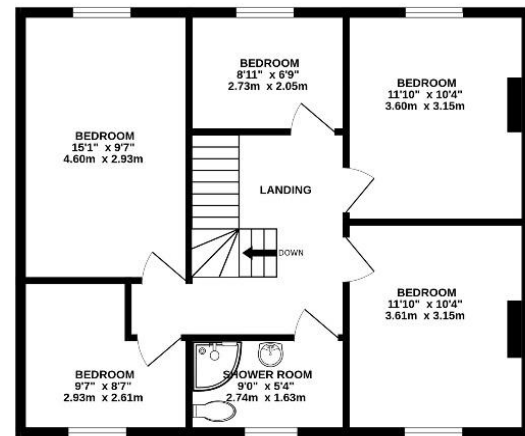
Dereham Road, New Costessey  
OIEO £450,000 Freehold



GROUND FLOOR



1ST FLOOR



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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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.

- Spacious Detached Family Home
- Versatile Accommodation
- Five Upstairs Bedrooms
- Luxury Fitted Kitchen With Central Island
- Spacious Lounge/Diner
- Two Further Reception Rooms/Bedrooms
- Spacious Conservatory
- Re-Fitted Downstairs Bathroom
- Modern Upstairs Shower Room
- Generous South Facing Rear Garden
- Driveway With Ample Off Road Parking
- EPC Rating C / Council Tax Band E

## Description

Iconic estate agents are delighted to bring to the market this exceptionally spacious family home in a convenient Costessey location.

The accommodation comprises; entrance hall with stairs rising to the first floor and with two rooms currently used as bedrooms but could be utilised as additional living space/reception rooms. There is a luxury high gloss, recently re-fitted kitchen/breakfast room with a central island, double oven and pantry cupboards. There is also a re-fitted three piece family bathroom suite, spacious lounge/diner and conservatory which completes the downstairs accommodation.

Upstairs, there are five bedrooms all off the landing along with a modern three piece shower room.

## Outside

Outside there is ample parking for several vehicles to the front whilst to the rear, there is a generous enclosed south facing garden with a spacious patio and lawn area.

The property is positioned within easy access to the local schools, shops, university, Norfolk and Norwich hospital and the abundance of amenities that Costessey has to offer.

## 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

Norwich City Council, City Hall, St. Peters Street,  
 Norwich, NR2 1NH  
 Council Tax E

## Tenure

Freehold

## Directions

Leave Norwich via the Dereham Road heading towards Costessey. The property can be found on the left hand side indicated by our For Sale Board.

