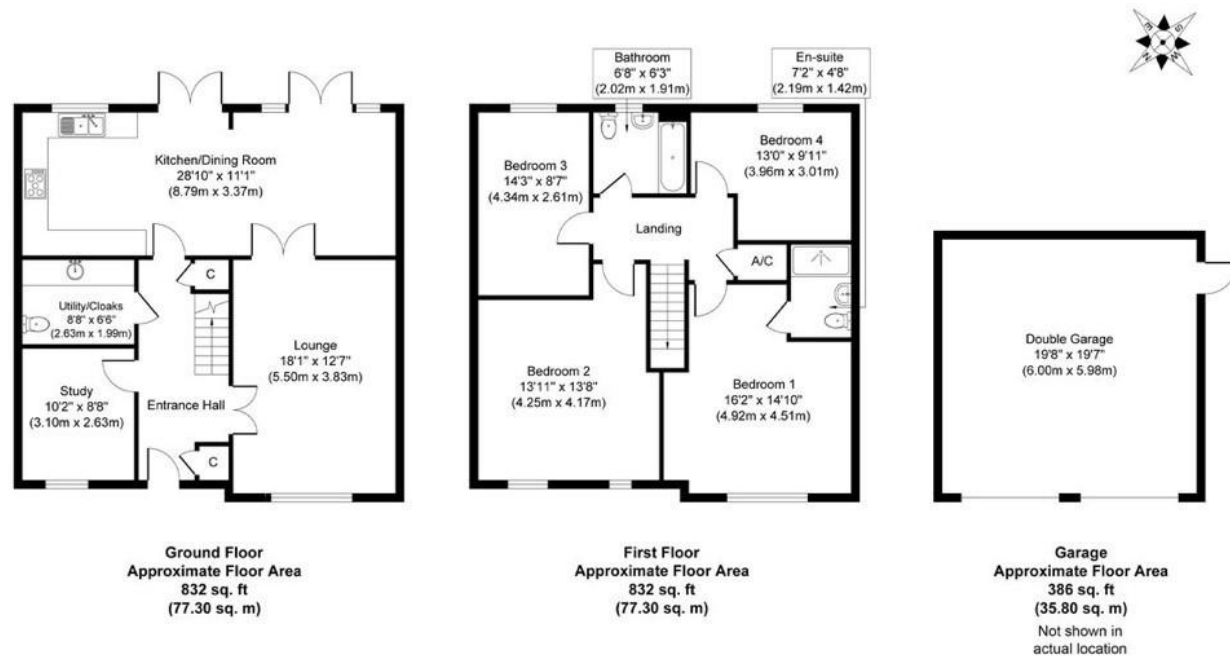


Britannia Way, Costessey
£475,000 Freehold



- Stunning Detached Family Home
- Hall Entrance With Cloakroom
- Four Bedrooms With Master En-Suite
- 28ft Kitchen/Dining Room
- Utility Room & Study
- Spacious Lounge
- Modern Family Bathroom Suite
- Envious Secluded Location
- South Facing Rear Garden
- Double Garage & Driveway
- Over 1600sq ft Accommodation
- EPC Rating Tbc /Council Tax Band E



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**

rightmove

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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.

Description

A stunning four bedroom detached home situated on the ever popular modern development of Hampden View in new Costessey.

Occupying an enviable position in a quiet cul-de-sac, this fantastic home also has a range of optional upgrades and early viewing is advised.

The full accommodation comprises; spacious entrance hallway with doors leading to all principal ground floor rooms and stairs which rise to the first floor. The sitting room is well pro-portioned with a window to the front and French doors which lead to the kitchen/dining room. From the hallway to the front aspect, there is a good sized study which could also be utilised as a snug or ground floor bedroom. The ground floor cloakroom is also a good size and features a two piece suite with full length vanity unit. The kitchen/dining room measures in excess of 28' and is fitted with a range of modern wall and base units with integral appliances. Both the kitchen and dining area also benefit from French doors which lead out to the landscaped garden at the rear.

To the first floor there is a landing with storage cupboard and doors which lead to all bedrooms and the family bathroom. The principal bedroom is fitted with built in wardrobes and gives access to the modern en-suite shower room with three piece suite. The three further bedrooms are also well proportioned and there is a modern family bathroom.

Outside

To the outside front aspect there is a driveway providing ample parking and leads to the double garage with up and over doors with further storage above.

To the rear there is a beautiful south facing garden which is mainly laid to lawn with a separate patio area.

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,
Peachman Way, Broadland Business Park, Norwich,
NR7 0WF
Council Tax E

Tenure

Freehold

Directions

From the A1074 Norwich Road, turn into Lord Nelson Drive and turn right onto Britannia Way. Follow the road along where the property can be found indicated by our For Sale Board.

