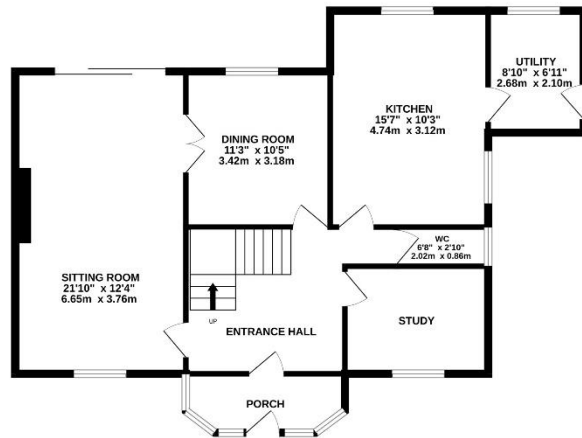


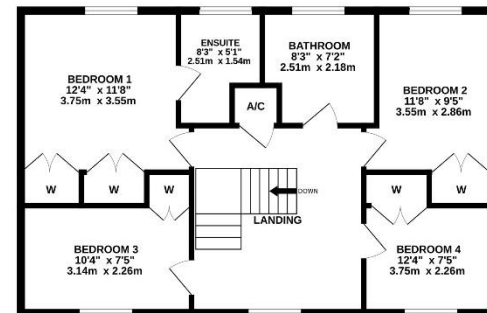
Hinshalwood Way, Old Costessey £495,000 Freehold



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**

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- Substantial Detached Family Home
- Generous Hall Entrance
- Four Bedrooms With Master En-Suite
- Kitchen & Utility Room
- 21ft Sitting Room With Feature Fireplace
- Separate Dining Room & Study
- Enclosed Tree Lined Rear Garden
- Double Garage & Generous Driveway
- Desirable Location
- EPC Rating C / Council Tax Band F

Description

Iconic are delighted to bring to the market this executive four bedroom detached home located in Old Costessey. Located on a desirable road in the corner of a cul de sac, this fantastic family home offers over 1500 Sq. ft (stms) of accommodation and early viewing is essential.

The accommodation comprises; entrance porch which is mainly double glazed and serves as access to the entrance hallway. The entrance hallway is generous in size and with a staircase which rises to the first floor, has a downstairs W/C and also gives access to the majority of the ground floor rooms. The sitting room measures in excess of 21' with a feature fireplace, French doors to the dining room and sliding doors which lead to the rear garden. The dining room is also a good size and has a door leading to the hallway and a window to the rear aspect. The kitchen is fitted with a range of modern wall and base units with roll top work surfaces above and also benefits from a built in double electric oven with separate gas hob. From the kitchen there is a utility room with ample storage, wall mounted boiler and a door which leads to the rear garden. To the front aspect there is a well proportioned study ideal for home working.

To the first floor there is a spacious galleried landing which has access to the all bedrooms, the airing cupboard and family bathroom. The principal bedroom has two built in wardrobes and an ensuite shower room with three piece white suite. The further three bedrooms all benefit from built in wardrobes and are well proportioned for a family home. The family bathroom has three piece suite which comprises a panel bath, low level WC and a hand wash basin.

Outside

To the front aspect there is a substantial frontage which is mainly laid to lawn with mature flower and shrub borders. The driveway has space for multiple cars and leads to the double garage which benefits from power and lighting with ample storage space above. To the rear aspect there is a mature tiered garden which has mature trees and is all enclosed by a mixture of timber fencing and brick walls. There are also two separate patio areas providing seating.

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

Directions

