



THE
GUILD
PROPERTY
PROFESSIONALS

- Family Bathroom & Downstairs Shower Room
- Generous Rear Garden Backing Onto Woodland
- Double Garage & Driveway With Ample Parking
- Requested Old Costessey Location
- EPC Rating C / Council Tax Band F

Description

Iconic estate agents are pleased to bring to market this beautiful family home situated on the Croft in the sought after village of Old Costessey.

Occupying a generous private plot this 4/5 bedroom executive home is rarely available in this location and early viewings are strongly advised.

The accommodation comprises; generous entrance hallway with fitted cupboards and doors leading to all rooms, a spacious dining room to the front aspect and good sized 17' office space which is versatile and could be used as a ground floor bedroom. Additionally, the property benefits from a modern ground floor shower room and a sitting room with feature fireplace and doors leading to the conservatory, the kitchen/breakfast room benefits from French doors leading to the garden and also provides access to the utility room.

To the first floor there are four well-proportioned bedrooms with the master bedroom having en-suite bathroom and built in wardrobes, two further bedrooms also benefit from a range of storage solutions. There is also a separate modern fitted four piece family bathroom.

Also benefiting from Thermodynamic Panels on the side of the property that heat the hot water, taking pressure off the boiler providing hot water all year round regardless of the weather.

Outside

To the front aspect the property is approached via a substantial driveway which provides ample off road parking for several vehicles and gives access to the detached double garage with up and over doors and overhead storage.

To the rear the property has well established landscaped gardens which are mainly laid to lawn with a patio area providing a great entertainment space. The generous garden is bordered by mature flower and shrubs and is enclosed by timber fencing and backs onto woodland for additional privacy.

Location

The property is situated with lovely woods to walk in opposite and access to Marriotts Way.

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 F

Directions

Leave Norwich via the Dereham Road heading towards Costessey. Turn into Norwich Road and continue along. Turn right into Folgate Way and left into The Croft where the property can be found on the right hand side.

