

The Croft, Old Costessey OIEO £575,000 Freehold



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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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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.

- Architecturally Designed Family Home
- Highly Versatile Accommodation
- Three/Four Bedrooms
- Ground Floor Master Bedroom With En-Suite
- Conservatory
- Spacious Lounge With Fireplace
- Mezzanine Gallery Landing
- Generous Sunny Plot With Ample Parking
- Highly Desirable Old Costessey Location
- Offered With No Onward Chain
- Early Viewing Highly Recommended
- EPC Rating Tbc / Council Tax Band E

Description

Set on a generous plot in one of Norwich's most desirable suburbs.

This unique architect-designed detached family home offers versatile living space, a superb garden backing onto woodland, and a truly individual design.

Upon entering, you are welcomed by a deceptively spacious entrance hall that sets the tone for the home's impressive proportions. From here, you can access the dining room, kitchen, lounge, master suite, utility room, and cloakroom, with stairs rising to the first floor. The lounge is a standout feature, boasting a charming fireplace, dual aspect windows and French doors that open into a bright and spacious conservatory overlooking the rear garden. The ground floor also includes a well-appointed double bedroom with fitted wardrobes and a recently re-fitted en-suite shower room, perfect for guests or multi-generational living.

Ample storage cupboards and a separate utility room complete the downstairs accommodation.

Upstairs, a striking mezzanine-style gallery landing leads to two further double bedrooms, each with fitted wardrobes, and a three-piece family bathroom suite.

Outside

Externally, the property is approached via a five-bar gate leading to a shingled driveway with ample parking, complemented by a front lawn and side access to the rear garden.

The rear garden is a particular highlight, a substantial lawned space backing onto woodland, offering privacy and a tranquil setting.

An attached brick-built tool shed provides additional storage.

Location

Located in the ever-popular village of Old Costessey, the property enjoys easy access to local shops, schools, bus routes, and amenities, all whilst being within easy reach of Norwich city centre.

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 are all connected.

Local Authority

South Norfolk and Broadland District Council,
Horizon Business Centre, Peachman Way, Norwich,
NR7 0WF
Council Tax

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 indicated by our For Sale Board.

