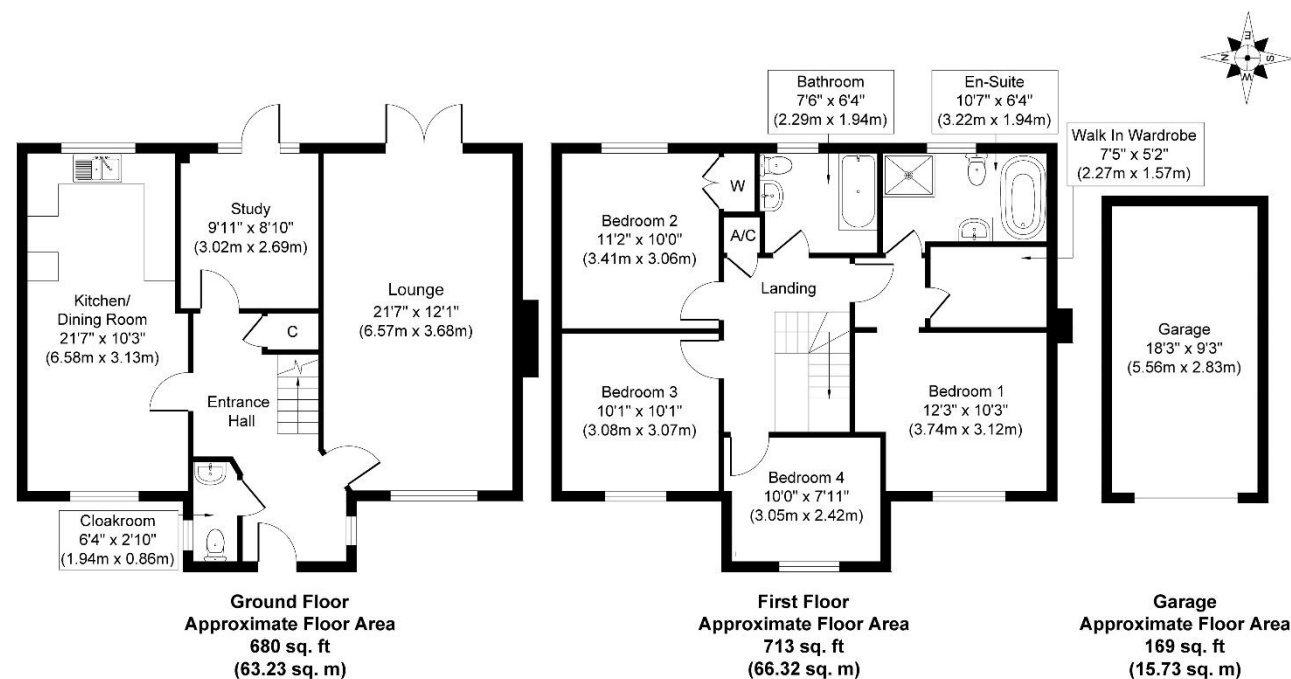




Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. The measurements should not be relied upon for valuation, transaction 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.



Vanguard Chase, Costessey

Guide Price £400,000 - £425,000 Freehold



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.

- Deceptively Spacious Family Home
- Four Double Bedrooms
- Re-Fitted Principle En-Suite
- Kitchen/Diner
- Study/Play Room
- Spacious Lounge
- Generous Enclosed Garden
- Garage & Driveway
- Easy Access To Local Amenities
- EPC Rating C / Council Tax Band E

Description

Nestled in the desirable suburb of Costessey,

Vanguard Chase presents a superb opportunity for families or professionals seeking a home with both space and convenience.

Approaching the property, you are greeted by a well-maintained front garden and driveway leading to the detached single garage. Step inside to a welcoming entrance hall that flows through to a bright and airy living room. Large windows to the front aspect and glazed doors to the rear garden invite natural light, and the room's layout allows for flexible seating and entertainment setups. The spacious kitchen/diner thoughtfully designed, includes a range of wall and base units along with worksurface over and space for appliances flowing seamlessly into a dining area, perfect for casual meals or gatherings. A separate study/play room offers functional space for growing families, and a cloakroom finishes the ground floor.

Ascending to the upper floors, you'll find four well-proportioned double bedrooms. The principal bedroom benefits from a walk-in wardrobe and a re-fitted four-piece ensuite with a separate stone bath and walk in shower with the remainder served by a modern three-piece family bathroom suite. All rooms offer flexibility and comfort, with potential for study or guest use.

This home combines generous accommodation, practical features, and a desirable location. It is ideal for those who value space, privacy, and a home that is ready to move into, with scope to personalise over time.

Outside

Outside, the private rear garden is fully enclosed and laid out for easy maintenance with patio and lawn areas, useful for both relaxation and children's play. The garden is enclosed by panel fencing and also gives access to the garage.

Regular bus links into Norwich city centre make commuting straightforward. Green spaces, cycle paths, and pleasant walking routes are nearby. The setting benefits from a tranquil environment while remaining well connected.

Location

Vanguard Chase lies in a quiet, well-established residential area of Costessey, with convenient access to local schools, shops, parks, and community facilities.

Viewing Arrangements

Viewing is strictly through Iconic Estate Agents on 01603 261104

Services

Mains Drainage, Water, Gas, Electricity and Broadband are all connected. There is a site management fee of £238.62 per year paid to Greenbelt Holdings Ltd.

Local Authority

South Norfolk Council, Horizon Business Centre, Peachman Way, Norwich, NR7 0WF
Council Tax E

Directions

Leave Norwich via the Dereham Road heading towards Costessey. Continue straight at the Bowthorpe roundabout to remain on Dereham Road and at the lights turn left onto the Hampdens and follow Lord Nelson Drive and bear left and then take the right hand turn onto Vanguard Chase. Follow the road round and you will find the property indicated by our For Sale Board.

