



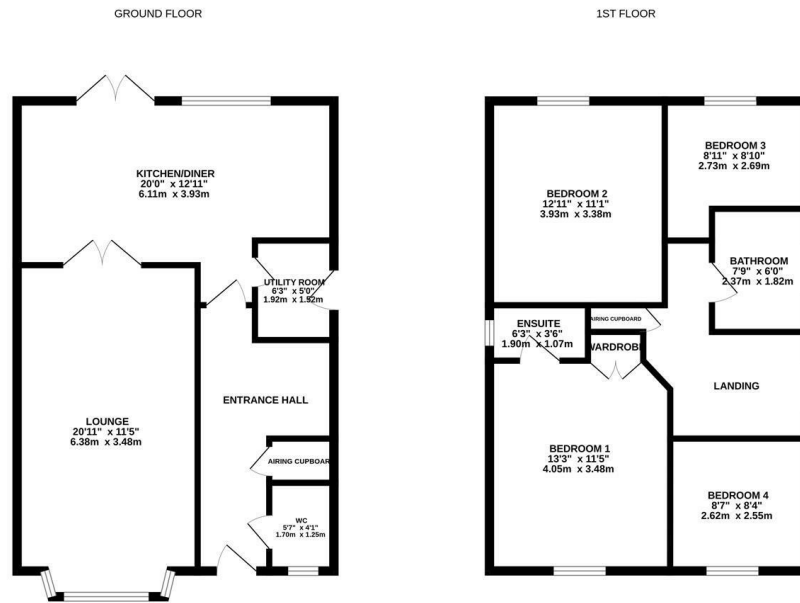
**9 Kost Road | Costessey | Norwich | NR8 5DE**

## Offers In Excess Of £415,000

**\*\*WOW FACTOR FAMILY HOME IN A SELECT MODERN DEVELOPMENT\*\***

Gilson Bailey are delighted to present this substantial four-bedroom detached family home, enviably positioned overlooking the green within a modern and highly sought-after development in Costessey. From the moment you step inside, the sense of space and quality is immediately apparent, with a welcoming entrance hall leading to a bright and spacious lounge, a stylish kitchen/Diner perfect for family living and entertaining, a utility Room and separate WC. Upstairs, the generous proportions continue with four well-appointed bedrooms, including a luxurious principal suite with a sleek en-suite shower room, and a modern family bathroom. Outside, the property impresses further with a driveway providing off-road parking, a single garage and a wonderful enclosed rear garden offering ample space for relaxation and entertaining. Finished to a high standard throughout and benefiting from gas central heating and double glazing, this exceptional home combines contemporary style with versatile family living in a location that offers excellent local amenities, schools, and transport links. A perfect forever home, ready to move into—early viewing is essential to appreciate all it has to offer.





Whilst every attempt has been made to ensure the accuracy of the floorplans 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.  
Made with Metreplex C5026

## Location

Costessey can be found to the west of Norwich with a selection of amenities including good primary and secondary schooling, selection of shops, popular local pubs and restaurants, also good access to the University of East Anglia, University Hospital, A47 Southern Bypass and good public transport links in and out of the city centre.

## Accommodation Comprises

Front door to

### Entrance Hall

Doors to lounge, kitchen/diner, WC and stairs to first floor.

### Lounge 19'3" x 11'5"

UPVC window, radiator, double doors to

### Kitchen/Dining Room 19'11" x 12'3"

UPVC Patio doors, radiator, Quality fitted wall and base units with worktops over, sink and drainer, fitted hob and oven, integrated dishwasher, double glazed window, radiator, door to

### Utility 5'2" x 4'10"

Fitted base unit with worktops over, sink, low level WC, space for washing machine frosted door to side.

### First Floor Landing

Doors to four bedrooms and bathroom.

### Bedroom One 13'3" x 11'3"

Double glazed window, radiator, built in wardrobe, door to

### En-Suite

Shower cubicle, low level WC, hand wash basin, heated towel rail, frosted double glazed window.

### Bedroom Two 12'9" x 9'8"

Double glazed window, radiator.

### Bedroom Three 9'10" x 9'6"

Double glazed window, radiator.

### Bedroom Four 8'5" x 8'4"

Double glazed window, radiator.

## Bathroom

Panelled bath with shower cubicle, low level WC, hand wash basin, radiator, frosted double glazed window.

## Outside Front

Garden, driveway providing ample off-road parking leading to a garage with power and lighting.

## Outside Rear

Patio seating area, lawned garden, enclosed by timber fencing, personal door to garage.

## Local Authority

South Norfolk Council - Tax Band D

## Tenure

Freehold.

Please note an estate fee of approx £181.77 is payable per annum.

## Utilities

Ultrafast Broadband available.

Mains gas, water and electricity.

## Disclaimer

To comply with Anti-Money Laundering (AML) regulations, successful buyers must complete the required AML checks and provide proof of funds. A non-refundable fee of £60 including VAT is payable per purchaser, per transaction, including any individuals contributing or gifting funds towards the purchase. Fees are payable for up to a maximum of two purchasers, for the transaction, any additional parties checks will be covered by these fees.

This fee must be paid directly to Gilson Bailey & Partners Ltd. All required checks must be completed before a memorandum of sale can be issued.



#### Energy Efficiency Rating

|                                             | Current                    | Potential                                                                           |
|---------------------------------------------|----------------------------|-------------------------------------------------------------------------------------|
| Very energy efficient - lower running costs |                            |                                                                                     |
| (92 plus) <b>A</b>                          |                            | <b>94</b>                                                                           |
| (81-91) <b>B</b>                            | <b>85</b>                  |                                                                                     |
| (69-80) <b>C</b>                            |                            |                                                                                     |
| (55-68) <b>D</b>                            |                            |                                                                                     |
| (39-54) <b>E</b>                            |                            |                                                                                     |
| (21-38) <b>F</b>                            |                            |                                                                                     |
| (1-20) <b>G</b>                             |                            |                                                                                     |
| Not energy efficient - higher running costs |                            |                                                                                     |
| <b>England &amp; Wales</b>                  | EU Directive<br>2002/91/EC |  |

#### Local Authority

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#### Tenure

Freehold

Please note that we have not tested any apparatus, equipment, fixtures, fittings or services and as so cannot verify that they are in working order or fit for their purpose. Gilson Bailey cannot guarantee the accuracy of the information provided. This is provided as a guide to the property and an inspection of the property is recommended.

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