

Folgate Lane, Old Costessey
Guide Price £575,000 - £600,000 Freehold



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.



Viewings strictly by appointment with: 297 Fakenham Road, Norwich, NR8 6LE

Taverham **01603 261104**
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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.

- Beautifully Presented Family Home
- Four Bedrooms
- Spacious 24ft Sitting Room With Fireplace
- Kitchen Plus Utility Room
- Dining Room With French Doors To Garden
- Family Bathroom & Downstairs Shower Room
- Generous Private Rear Garden
- 24ft Tandem Garage & Ample Driveway
- Solar Panels & Air Source Heat Pump
- EPC Rating A / Council Tax Band D

Description

Immaculately presented throughout and lovingly maintained by the current owners, this wonderful property occupies a generous plot, and early viewing is highly recommended.

The accommodation begins with an inviting entrance hallway featuring two useful storage cupboards, a staircase rising to the first floor, and doors leading to the dining room, ground floor shower room, and bedroom four.

The sitting room is an impressive family space measuring over 24 feet in length. A feature fireplace with inset burner creates a cosy focal point, while concertina doors open into the dining room. A rear window overlooks the garden, allowing plenty of natural light to flow through.

The dining room enjoys French doors opening onto the rear garden and flows seamlessly into the kitchen, making it ideal for both family living and entertaining. The well-proportioned kitchen offers a range of fitted units with worktops over and ample space for appliances. Modern inset spotlights and ceramic tiled flooring complement the space, along with a rear-facing window and a door leading to the utility room. The utility room provides additional wall and base units, space for a washing machine, an inset sink, and a side access door.

Bedroom four is positioned at the front of the property and benefits from an attractive bay window and fitted wardrobe. Completing the ground floor is a modern shower room comprising a shower cubicle, low-level WC, and hand wash basin.

To the first floor, the landing provides access to all bedrooms and the family bathroom. The principal bedroom is generously sized and features two built-in wardrobes and a bay window to the front aspect. Bedrooms two and three are also well-proportioned. The family bathroom is fitted with a modern three-piece suite.

Outside

Externally, the property is set back from the road and enclosed by mature shrubs and bushes. A shingled driveway provides ample off-road parking and leads to a tandem garage measuring 24 feet in length, complete with power, lighting, and rear garden access. The front garden is mainly laid to lawn and enhanced by raised beds and fruit trees.

The private rear garden is beautifully stocked with flowers and shrubs, predominantly laid to lawn, and features a patio seating area with an attractive pergola above. Additional highlights include raised flower beds and a garden shed.

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 giving footpath access to the countryside and the Marriott's Way cycle route. 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.

Services

Mains Drainage, Water, Electricity and Broadband are all connected.

Solar Panels

The property further benefits from energy-efficient upgrades, including an air source heat pump and solar panels. Two solar panel systems generated enough last year to fully offset energy costs.

Directions

From Townhouse Road, Costessey, turn into Folgate Lane where the property can be found indicated by our For Sale Board.

