



West End, Costessey - NR8 5AN

**STARKINGS
& WATSON**

HYBRID ESTATE AGENTS



West End

Costessey, Norwich

NO CHAIN. This EXTENDED semi-detached HOME presents an excellent opportunity for families, ELEVATED from the ROAD and offering further potential (stp) to EXTEND, whilst ENJOYING a LARGE 0.11 ACRE PLOT (stms). The property features a welcoming HALL ENTRANCE, 12' SITTING ROOM with an OPEN FIRE creating a cosy focal point for relaxing evenings. The spacious 16' OPEN PLAN DINING ROOM is ideal for entertaining, while the well-appointed 11' kitchen boasts garden access and integrated cooking appliances. The ground floor also benefits from a MODERN BATHROOM with STORAGE and SHOWER FACILITIES. Upstairs, THREE BEDROOMS provide comfortable accommodation for the whole family. Practical features include a GATED BRICK-WEAVE DRIVEWAY with ample parking, ensuring convenience and security for multiple vehicles. The outside space truly enhances the appeal of this home, with the REAR GARDEN thoughtfully designed with a split level layout, including PATIO SPACE, large lawn and BRICK BUILT STORAGE SHEDS.



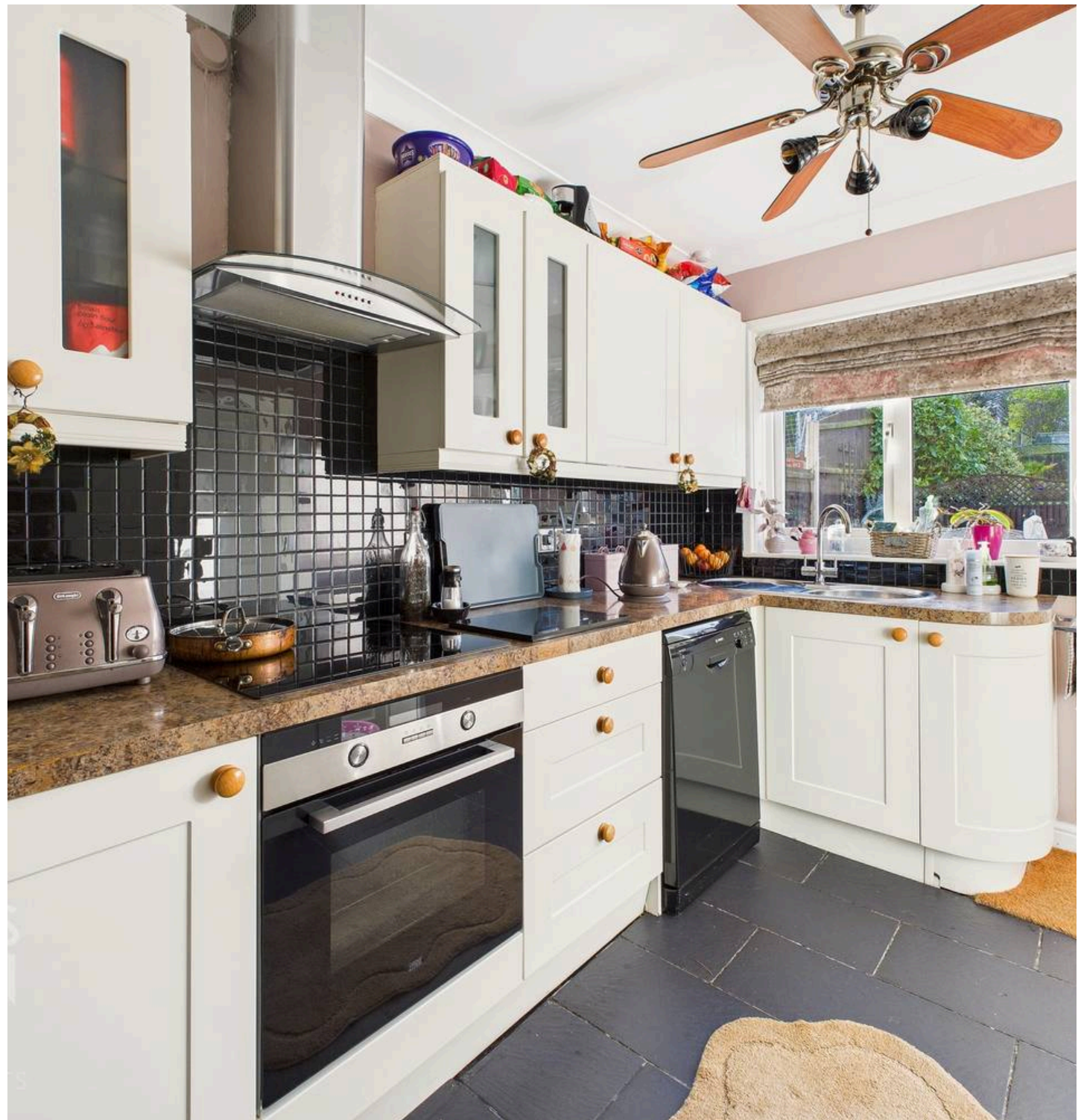
Council Tax band: B

Tenure: Freehold

EPC Energy Efficiency Rating: D

- Extended Semi-Detached Home with Potential (stp)
- Approx. 0.11 Acres Plot (stms)
- 12' Sitting Room with Open Fire
- 16' Open Plan Dining Room
- 11' Kitchen with Garden Access & Integrated Cooking Appliances
- Three Bedrooms
- Ground Floor Bathroom with Shower
- Gated Brick-weave Driveway with Ample Parking

West End is only a short drive from Costessey, where within a short walk you will find various local amenities including shops, a hardware store, post office etc. Local schooling is located close by up to Secondary level, whilst a wealth of public transport leads to Norwich and the nearby Retail Parks.



SETTING THE SCENE

A timber five bar gate leads to the brick-weave driveway, with enclosed fence boundaries and gated access leading to the rear garden.

THE GRAND TOUR

Heading inside, the hall entrance offers the ideal meet and greet space with tiled flooring underfoot. Stairs rising to the first floor landing and ample space is provided for coats and shoes. An open aspect leads to the kitchen whilst the ground floor family bathroom can be found adjacent. With a re-fitted and modernised style, the bathroom offers a shaped panelled bath with an electric shower and glazed shower screen, with useful storage built-in. The kitchen offers an extensive array of built-in storage with integrated cooking appliances including an inset electric ceramic hob and built-in electric oven, with tiled splash-backs and an extractor fan above. Space is provided for a washing machine and dishwasher, with the fridge freezer integrated. A window and door leads to the rear garden, with a door taking you to the open plan kitchen/dining space. With wood flooring flowing through the living space, a feature fireplace creates a focal point to the room. Ample space is provided for soft furnishings and a dining table, with dual aspect views to the front and rear, with a useful built-in storage cupboard under the stairs.

Heading upstairs, the carpeted landing leads to three bedrooms - all of which are finished with fitted carpet and uPVC double glazing. The largest bedroom includes a useful storage cupboard to one side.

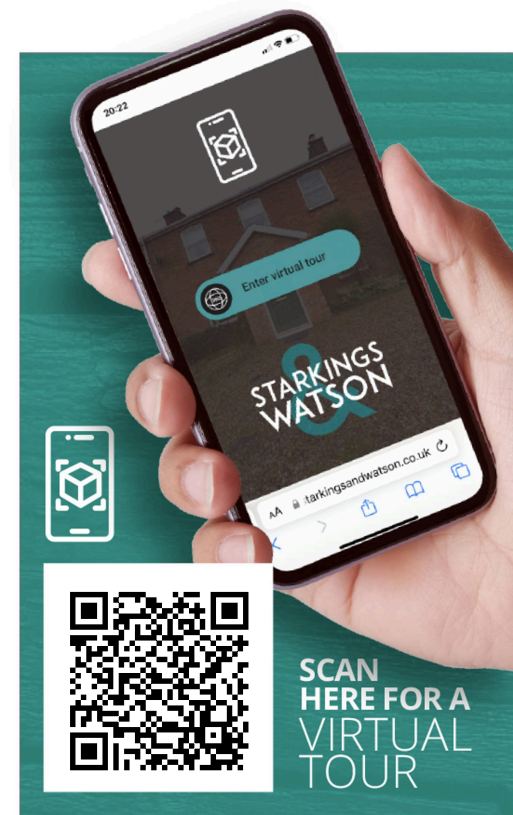
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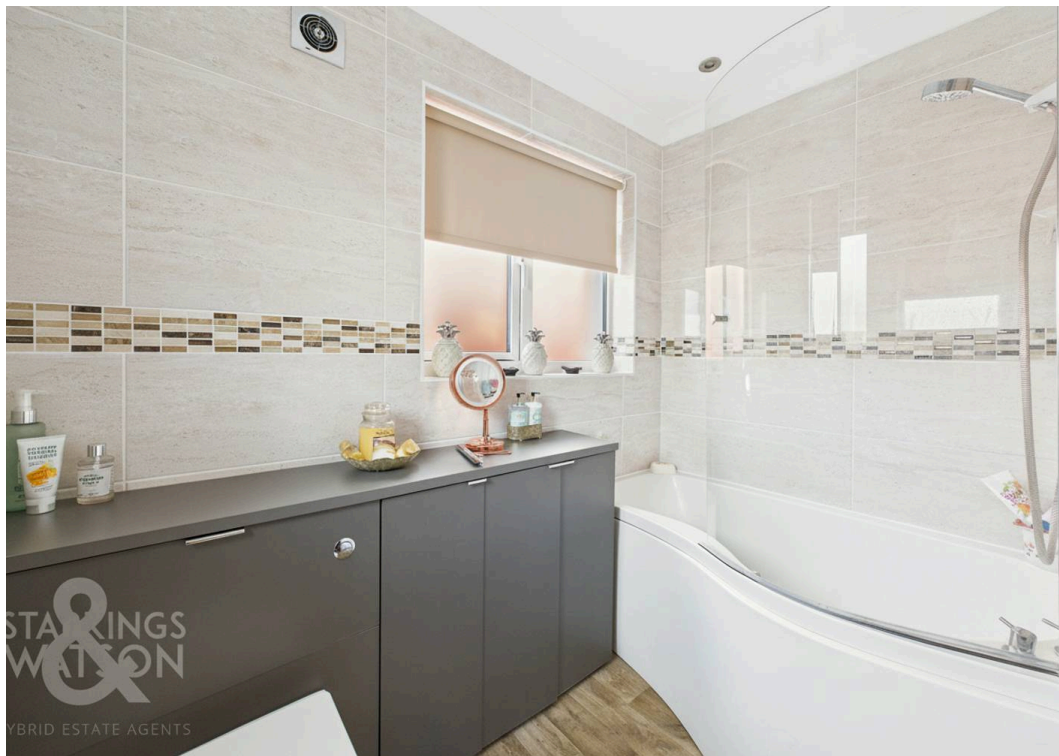
Postcode : NR8 5AN

What3Words : ///taller.angle.stable

VIRTUAL TOUR

View our virtual tour for a full 360 degree of the interior of the property.



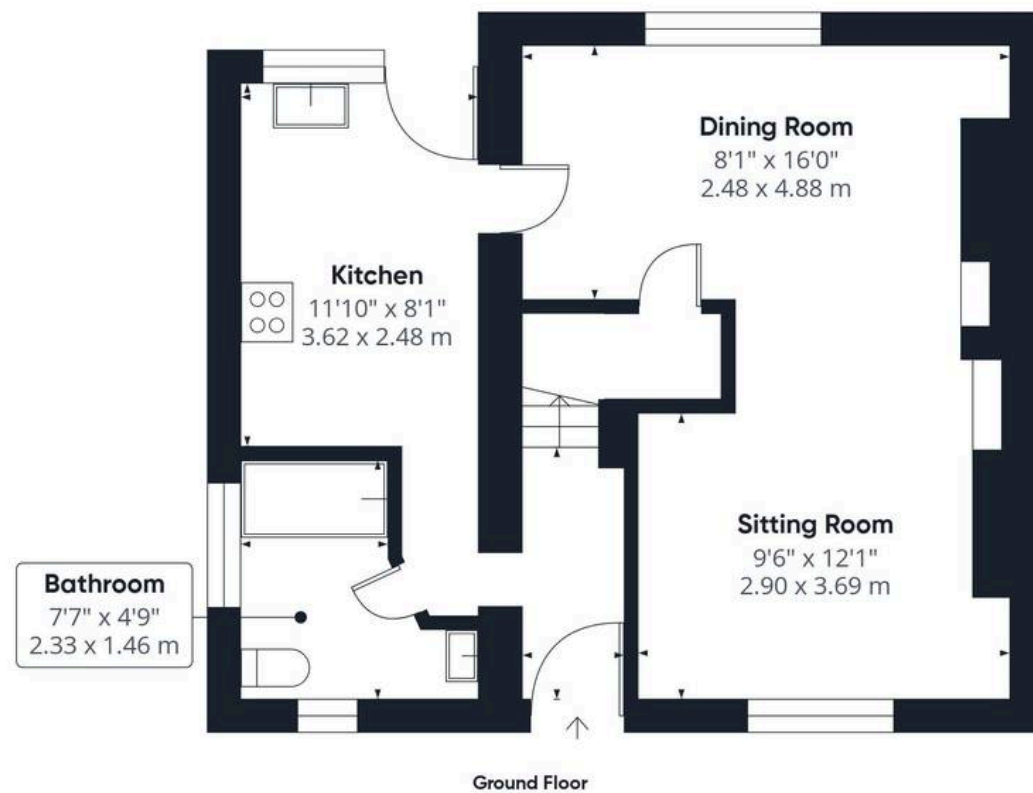




THE GREAT OUTDOORS

The rear garden offers a split level design with a large patio seating area extending from the kitchen. Outside power, gated access to front and ample space for outside dining can be found on the patio. An array of brick sheds offer storage, with a gated access to the lawned garden beyond. Enclosed with timber panel fencing offering a range of mature planting and shrubbery, a further shingled seating area can be found tucked away behind the sheds.





Approximate total area⁽¹⁾

772 ft²

71.8 m²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360





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Disclaimer: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.