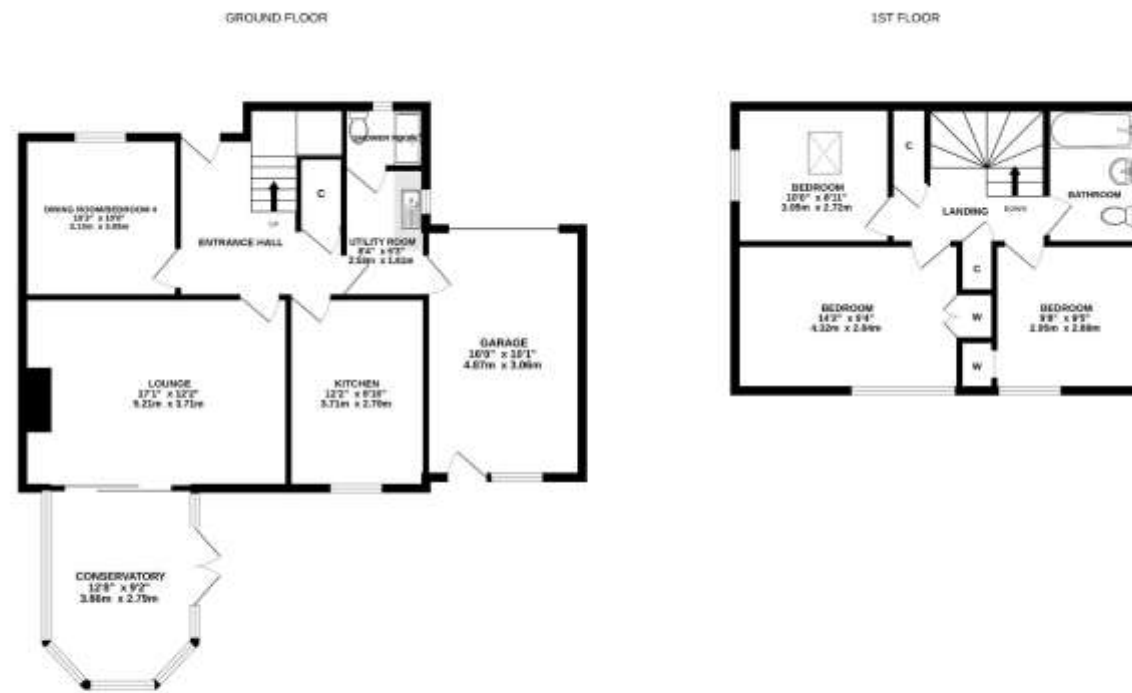


Valley View Crescent, New Costessey £315,000 Freehold



Whilst every attempt has been made to ensure the accuracy of the floorplan, the dimensions of doors, windows, stairs 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 a guide only. Prospective purchasers should verify the accuracy of the floorplan and any other details by inspection or otherwise as to their accuracy. Made with Microplan v10.00



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

Taverham **01603 261104**
Norwich **01603 740044**

rightmove

zoopla

onTheMarket.com

THE GUILD
PROPERTY
PROFESSIONALS

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 Detached Home
- Three/Four Bedrooms
- Spacious Lounge And Conservatory
- Re-Fitted Shower Room
- Recently Re-Wired And New GCH Boiler
- Generous Enclosed Rear Garden
- Garage & Ample Parking
- Quiet Cul-de-Sac Location
- Versatile Accommodation
- EPC Rating D / Council Tax Band D

Description

Iconic Estate Agents are delighted to offer for sale this deceptively spacious three/four-bedroom chalet, ideally positioned within a peaceful cul-de-sac and conveniently located for the local schools, shops and bus services.

Offering generous and versatile accommodation arranged over two floors, the property benefits from recent re-wiring and a new gas central heating boiler. With the flexibility to accommodate a fourth bedroom or additional reception/dining space, an internal viewing is strongly advised to fully appreciate what this home has to offer.

The property is approached via a welcoming entrance hall providing access to all principal ground-floor rooms. The spacious lounge enjoys views over the rear garden and opens into a generous conservatory, providing an excellent additional reception space with pleasant garden views. The dining room offers further versatility and could alternatively be utilised as a fourth bedroom, depending on the requirements of the new owner. The kitchen is fitted with a range of wall and base units with work surfaces over, together with space for appliances and a dining table if required. There is also a useful understairs storage cupboard.

A separate utility room provides additional practical space and gives access to the recently re-fitted two-piece shower room, while a further door leads directly into the attached garage.

To the first floor, there are three well-proportioned bedrooms and a family bathroom accessed from the landing. Two of the bedrooms benefit from fitted wardrobes, providing useful additional storage.

With its versatile accommodation, generous outside space and a number of important improvements already carried out, including the recent re-wiring and new gas central heating boiler, this property represents an excellent opportunity for a range of buyers.

Outside

Externally, the property offers ample off-road parking to the front, together with access to the attached single garage which benefits from an electric roller door.

To the rear is a generous enclosed garden, providing a private and sunny outdoor space with a fire pit, raised shingle beds and a useful 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 path. 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 and Broadband are all connected.

Local Authority

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

