



16 Woodpecker Way, Costessey
Offers Over £375,000

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16 Woodpecker Way

Costessey, Norwich

This immaculately presented link-detached townhouse, occupying a prominent position within Costessey, offers beautifully balanced and highly versatile accommodation extending to over 1,400 sq. ft (STMS), further enhanced by income-generating solar panels. Arranged over three floors, the property has been finished to an exacting standard throughout, seamlessly blending contemporary design with practical family living.

At the heart of the home lies a superb 23' dual-aspect open-plan kitchen, breakfast and family room, forming a striking focal point. Recently refitted to a high specification, the bespoke kitchen features a generous wraparound breakfast bar with integrated charging points and pop-up sockets, complemented by an extensive range of wall and base units and a full suite of integrated appliances including a fridge freezer, dishwasher, washing machine, double oven and extractor. Further storage is provided within the bay window seating area, enhancing both practicality and design. Expansive glazing, including a bay window and French doors, floods the space with natural light and provides a seamless connection to the landscaped rear garden, ideally suited to both everyday living and entertaining.



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From the welcoming entrance hall, a discreet cloakroom/WC is positioned beneath the stairs, while access is provided to a separate dining room, ideal for formal entertaining and also opening directly onto the garden. Stairs rise to the first floor, where a generous landing leads to all principal rooms. The sitting room is particularly impressive, offering excellent proportions, a Juliet balcony, and flexibility to serve as an additional bedroom if required. Two further double bedrooms are also located on this floor, one currently arranged as a snug, all served by a stylish family bathroom with three-piece suite and shower over bath.

The second floor is dedicated to two further well-proportioned double bedrooms, both enhanced by part-vaulted ceilings and uPVC double glazed windows. The principal bedroom is especially noteworthy, enjoying a dual-aspect outlook that enhances both natural light and sense of space. Both bedrooms benefit from contemporary en-suite shower rooms with modern fittings and glass-enclosed shower cubicles.



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Externally, the property is complemented by a beautifully landscaped, private and fully enclosed rear garden designed for both relaxation and entertaining. Further benefits include allocated parking, a garage positioned immediately adjacent, and income-generating solar panels, contributing to improved energy efficiency and reduced running costs. A superbly appointed and thoughtfully designed home, ideally positioned within Costessey, offering flexible accommodation perfectly suited to modern family living.

Council Tax band: E

Tenure: Freehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating: B





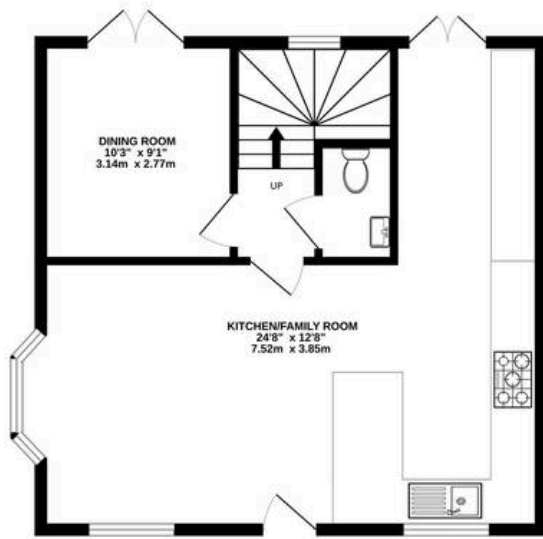
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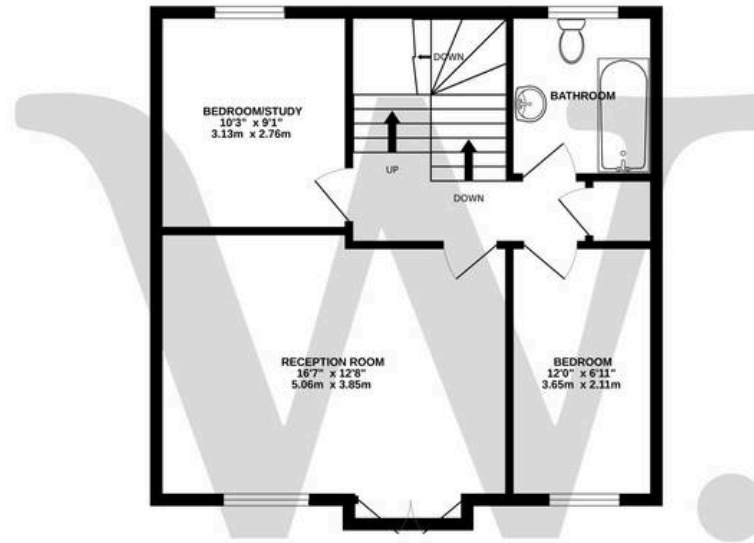
- Brand new high-spec kitchen with integrated appliances, double ovens, twin extractors, dishwasher, fridge freezer, concealed bin storage and pop-up sockets
- Income-generating solar panels
- Dual-aspect principal bedroom with en suite shower room
- Landscaped and private enclosed rear garden featuring mature shrubs and curly willow, with a summer house incorporating a bar area
- Dual-aspect principal bedroom with contemporary shower room
- Accommodation arranged over three floors, providing well-proportioned and versatile living space throughout
- Parking & garage
- Boasting in excess of 1,400 sq. ft (stms) of well-proportioned living accommodation



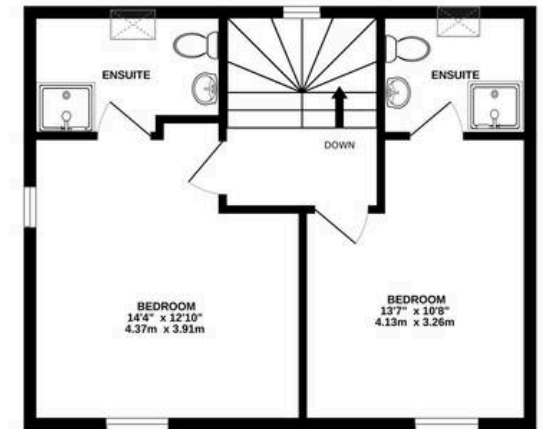
GROUND FLOOR
545 sq.ft. (50.6 sq.m.) approx.



1ST FLOOR
546 sq.ft. (50.7 sq.m.) approx.



2ND FLOOR
456 sq.ft. (42.4 sq.m.) approx.



TOTAL FLOOR AREA : 1547 sq.ft. (143.7 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan 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.
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