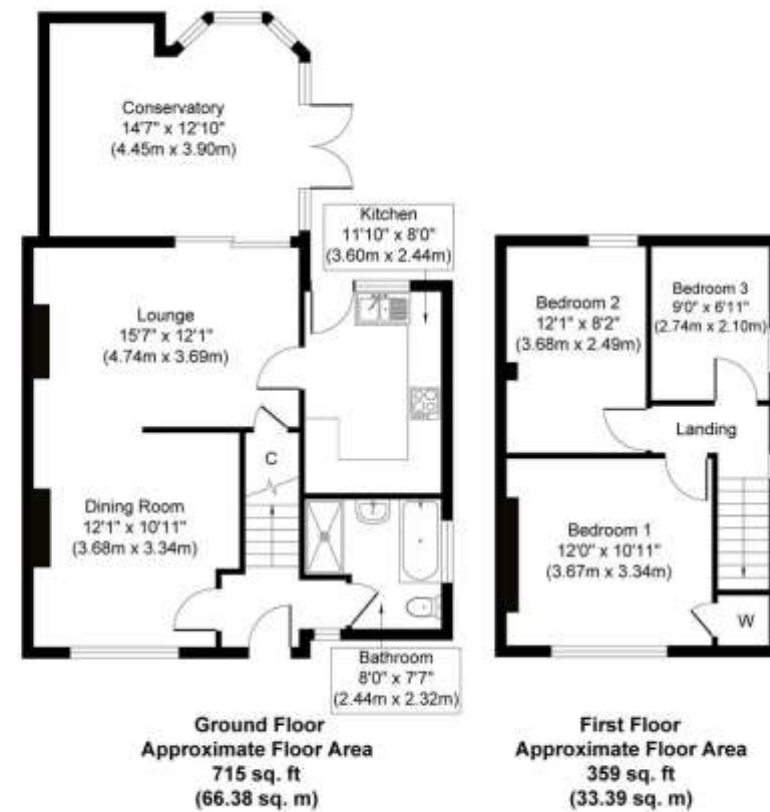


West End, Old Costessey
OIEO £290,000 Freehold



Whilst every attempt has been made to ensure the accuracy of the floor plan contained herein, measurements of plots, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or inaccuracy. 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**
Norwich **01603 740044**

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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.

- Attractive Semi Detached Family Home
- Three Bedrooms
- Modern Kitchen With Integrated Appliances
- Sitting Room With Feature Fireplace
- Conservatory With Garden Access
- Private Rear Garden
- Generous Driveway With Ample Parking
- Well Presented Throughout
- Spacious & Versatile Accommodation
- EPC Tbc / Council Tax Band B

Description

Situated on West End in Costessey, this attractive three-bedroom semi-detached home offers well-presented and versatile accommodation, having been tastefully updated throughout by the current owners. With generous living space, a useful conservatory and a private rear garden, the property makes an excellent choice for modern family living. An early internal inspection is highly recommended.

The accommodation begins with an entrance hallway, providing access to the principal ground floor rooms and stairs rising to the first floor. The dining room is a well-proportioned space, featuring a large front-facing window that allows plenty of natural light and providing an ideal area for family meals or entertaining. The dining room opens directly into the sitting room, creating a sociable and practical arrangement. The sitting room is a generous reception space centred around a feature fireplace with an inset log burner, while a useful storage cupboard provides additional everyday storage. Doors lead through to both the kitchen and conservatory. The kitchen is fitted with a good range of modern wall and base units, complemented by roll-top work surfaces and an inset sink and drainer. Integrated appliances include an oven with hob and extractor over, together with a dishwasher, while there is also ample space for further appliances.

To the rear of the property is the spacious conservatory, which offers excellent flexibility and could comfortably accommodate separate seating and study areas. Part of the space has previously been used as a study, highlighting its versatility. French doors open from the conservatory onto the rear garden, providing a seamless connection between the inside and outside spaces. The ground floor is completed by a family bathroom fitted with a modern four-piece white suite which comprises of a panelled bath, shower cubicle, low level WC and a hand wash basin.

To the first floor, the landing provides access to three well-proportioned bedrooms, offering comfortable accommodation for families, guests or those requiring additional home-working space.

Overall, this is a well-presented and thoughtfully improved family home, combining flexible living accommodation with generous parking and a private garden in a popular Costessey location.

Outside

Outside, the property benefits from a generous shingled driveway to the front, providing ample off-road parking for multiple vehicles. The rear garden is predominantly laid to lawn and features a separate patio area, ideal for outdoor seating and entertaining. There is also a children's play area which is laid with artificial turfing and there is a further seating area which is laid with plum slate. The garden is mainly enclosed by mature flower and shrub borders, creating a pleasant and private outdoor setting.

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 B

Directions

From the Dereham Road, turn into Longwater Lane and continue to the end. Turn left into West End where the property can be found indicated by our For Sale Board.

