



Folgate Close, Costessey - NR8 5DN

**STARKINGS
& WATSON**

HYBRID ESTATE AGENTS



Folgate Close

Costessey, Norwich

NO CHAIN! Occupying a prominent CORNER PLOT in the heart of this SOUGHT-AFTER area, this substantial DETACHED BUNGALOW offers an abundance of space, privacy, and versatility, perfectly positioned within CLOSE PROXIMITY to LOCAL AMENITIES and TRANSPORT LINKS. Step into a WELL PROPORTIONED HALLWAY opening to THREE DOUBLE BEDROOMS, including a MAIN BEDROOM with its own ENSUITE SHOWER ROOM, alongside a FOUR PIECE FAMILY BATHROOM ideal for family living or visiting guests. The heart of the home is a TRIPLE ASPECT 25' SITTING ROOM, flooded with natural light and offering ample space for relaxing or entertaining. Also opening from the hall, the KITCHEN boasts INTEGRATED APPLIANCES and fitted cabinetry providing EXTENSIVE STORAGE, whilst adjacent to the separate DINING ROOM for formal meal times or family gatherings. The highlight is a versatile 22' CONSERVATORY, enjoying PANORAMIC GARDEN VIEWS and offering a tranquil retreat. Heading outside, DRIVEWAY PARKING is available for multiple vehicles leading to the DETACHED DOUBLE GARAGE, opening from an ELECTRIC ROLLER DOOR. Wrapping around the home, the PRIVATE GARDENS are MATURE and have been beautifully MAINTAINED by the current vendors.



Council Tax band: E

Tenure: Freehold

EPC Energy Efficiency Rating: B

EPC Environmental Impact Rating: C

- No Chain!
- Substantial Detached Bungalow Occupying A Prominent Corner Plot
- Well Positioned In The Heart Of Old Costessey, Within Close Proximity To Amenities & Transport Links
- 25' Triple Aspect Enjoying Sitting Room
- Fully Fitted Kitchen, Separate Dining Room & 22' Conservatory Overlooking The Garden
- Well Proportioned Hallway Opening To Three Double Bedrooms
- Mature & Well Maintained Wraparound Private Gardens
- Driveway Parking & Detached Double Garage With Electric Roller Door

Nearby you will find a variety of local amenities including shops, 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. To the rear of the property, access leads to the local play area and Marriott' Way for walks and cycling. A variety of bus routes lead to Norwich City Centre, with Longwater Retail Park located only a short drive with a park and ride bus service into Norwich.



SETTING THE SCENE

Set back from the road at the top of a quiet cul-de-sac, the property occupies a prominent corner plot, enclosed by raised garden borders and home to mature shrubs and flora, leading onto a well maintained lawn interspersed with a variety of established trees. The main entrance can be found at the front, set under a substantial open porch.

THE GRAND TOUR

Stepping inside, the grand hallway entrance provides an ideal meet-and-greet space, featuring three generous integrated storage cupboards and carpeted flooring running underfoot. This flooring continues directly into the heart of the home, the spacious triple aspect sitting room. Fitted with uPVC double-glazed windows throughout, this room is filled with natural light and allows ample space for various soft furnishing layouts and formal dining, all centred around a feature fireplace with an air conditioning unit overhead. Also opening from the hallway, the fully fitted kitchen offers tiled flooring for ease of maintenance and a comprehensive range of wall and base cabinetry. Wrap around worktops provide plenty of room for food preparation, complementing integrated appliances that include an inset oven, a glass hob, fridge and an extractor overhead. From here, a door leads directly into a versatile 22' conservatory, featuring both a side door and French doors leading out. This bright space enjoys panoramic garden views and includes additional worktop space with under counter plumbing for a washing machine and tumble dryer. In addition to the kitchen, a separate dining room offers great versatility for a range of uses and is comfortably sized to host a formal dining table for family meals. Three further double bedrooms branch off the hallway; the main bedroom overlooks the garden and benefits from an additional air conditioning unit, double integrated wardrobes, and access to a private three piece ensuite shower room with a glass enclosed cubicle and floor-to-ceiling tiling. The adjacent double bedroom is currently utilised with a single bed and features further double integrated wardrobes, whilst the final double room offers substantial fitted wardrobes and a vanity desk. Completing the accommodation, the four piece family bathroom is fully tiled to the walls and floor, featuring an inset shower cubicle and a bath.

FIND US

Postcode : NR8 5DN

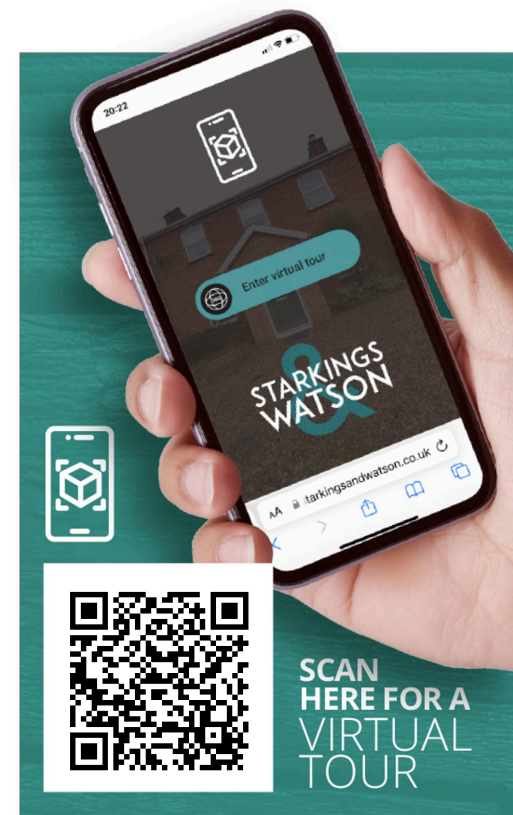
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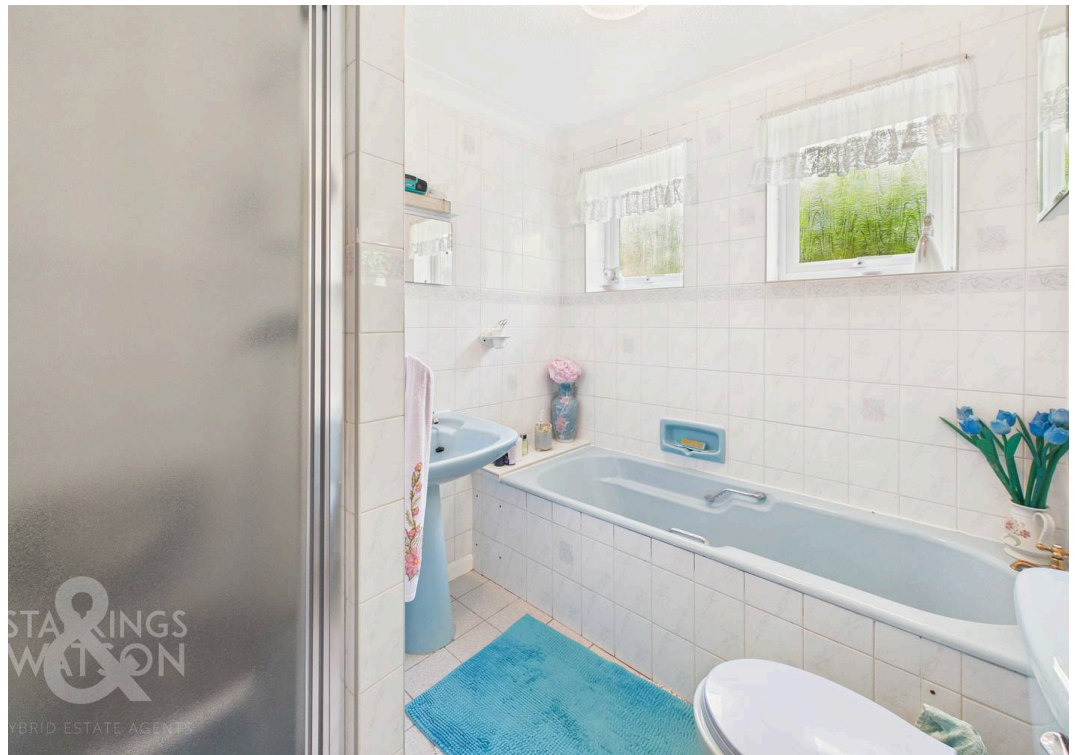
VIRTUAL TOUR

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

AGENTS NOTE

The property benefits from solar panels to the roof.



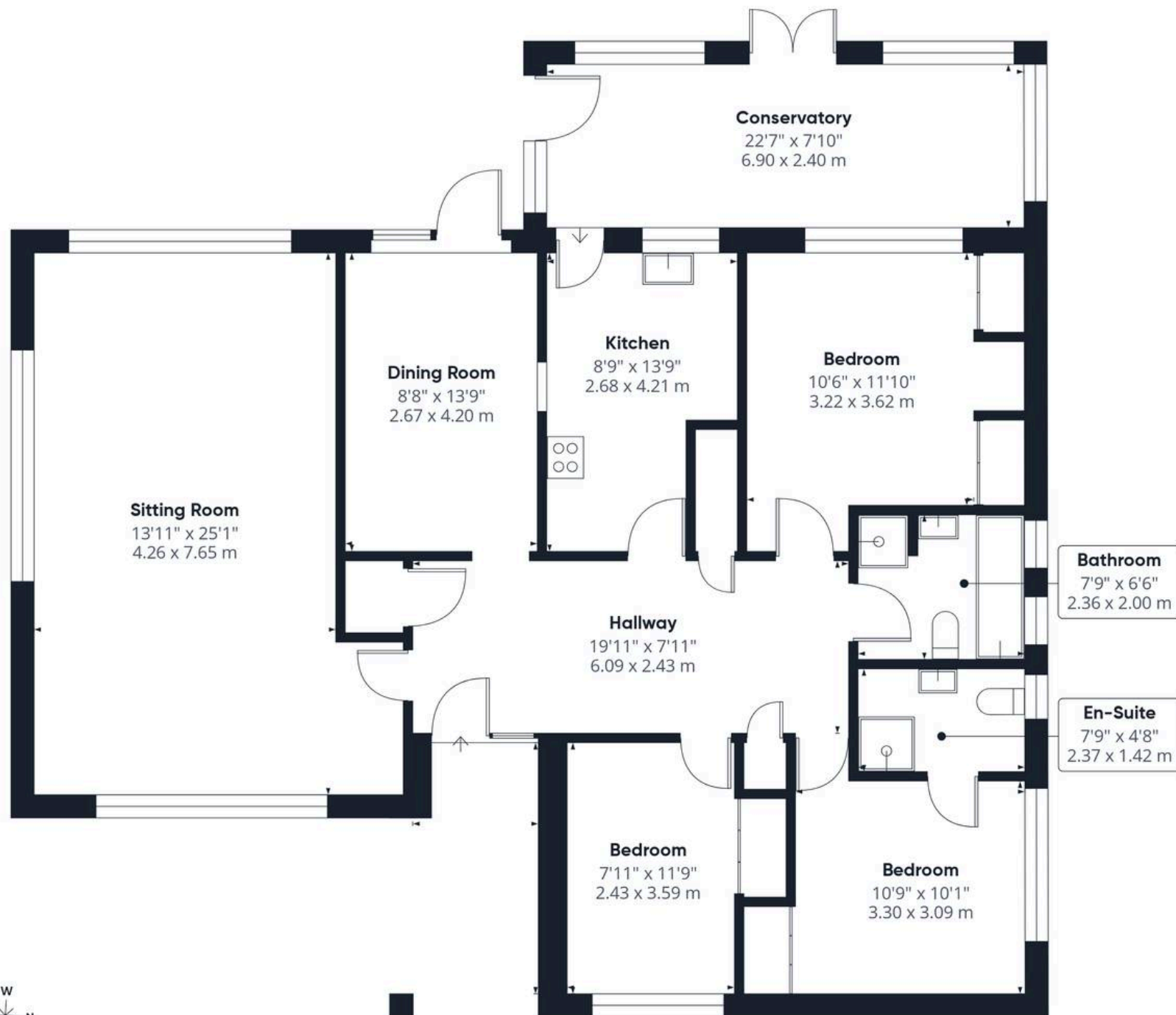




THE GREAT OUTDOORS

Stepping outside, you are welcomed onto a substantial flagstone patio ideal for outdoor furniture to enjoy the warmer months, offering a completely private outlook with well-maintained shrubs, hedging, and perennials throughout. A pathway provides pedestrian access into the detached double garage, whilst a decorative wrought iron gate opens to the frontage. The garden wraps around to an area of laid lawn, including a timber shed, and greenhouse, with a further wrought iron gate leading back to the front of the home.





Approximate total area⁽¹⁾

1540 ft²

142.8 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





Starkings & Watson Hybrid Estate Agents

196 Norwich Road, Costessey - NR5 0EX

01603 336446 • costessey@starkingsandwatson.co.uk • starkingsandwatson.co.uk/

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.