



West Road, Costessey - NR5 0NE

**STARKINGS
&
WATSON**

HYBRID ESTATE AGENTS



West Road

Costessey, Norwich

NO CHAIN! Boasting over 1,000 Sq. Ft (stms) of living accommodation, this BRAND NEW DETACHED BUNGALOW, offers the very latest in MODERN LIVING with AIR SOURCE HEATING and UNDERFLOOR HEATING THROUGHOUT for year round comfort. Step into a BRIGHT AND INVITING HALLWAY that seamlessly opens to all accommodation, setting the tone for this beautifully designed home. The heart of the property is the impressive 23' OPEN PLAN KITCHEN, SITTING and DINING ROOM, offering an abundance of space for relaxing and entertaining, perfect for family gatherings or hosting friends. Enjoy the HIGH SPECIFICATION fully fitted KITCHEN complete with INTEGRATED APPLIANCES, a striking FREESTANDING ISLAND for casual meals or socialising and a SEPARATE UTILITY ROOM for added convenience. The bungalow offers THREE BEDROOMS, all well proportioned, including a MAIN BEDROOM with its own PRIVATE ENSUITE SHOWER ROOM. The luxurious three piece FAMILY BATHROOM features a JACUZZI BATH, ideal for unwinding after a busy day. Every detail has been thoughtfully considered to create a home that

is both PRACTICAL and STYLISH, with a layout that flows effortlessly from room to room. Heading outside, brick weave DRIVEWAY PARKING for multiple vehicles can be found to the front, whilst the rear GARDEN is PRIVATE and FULLY ENCLOSED having been lovingly LANDSCAPED.

Council Tax band: D

Tenure: Freehold

- No Chain
- Brand New Detached Bungalow
- Air Source Heating With Underfloor Heating Throughout
- 23' Open Plan Kitchen/ Sitting/ Dining Room
- Fully Fitted Kitchen With Integrated Appliances, Freestanding Island & Separate Utility Room
- Three Bedrooms Including Main Bedroom With Private Ensuite Shower Room
- Three piece Family Bathroom With High Specification Jacuzzi Bath
- Landscaped Private & Enclosed Rear Garden

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, the property features a frontage enclosed by low level timber panel fencing and brick walling. A brick weave driveway provides ample off road parking for multiple vehicles and is bordered by flower beds. The main entrance is located at the front of the home, sheltered by an open porch.

THE GRAND TOUR

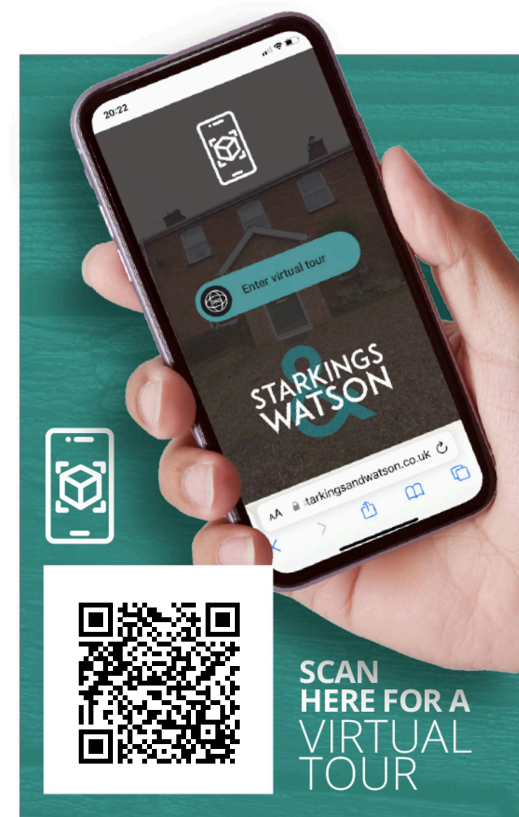
Stepping inside, the light and bright hallway entrance offers a perfect meet and greet space and includes a convenient integrated storage cupboard. Stunning herringbone flooring runs underfoot and continues through to the heart of the home, the impressive 23' open plan kitchen, sitting, and dining room. This substantial living space is perfectly designed for modern living, flooded with natural light from twin sliding glass doors that open directly onto the garden patio. There is ample room for a variety of soft furnishing layouts and formal dining, all flowing seamlessly into the high specification kitchen. Centred around a sociable freestanding island, the kitchen offers extensive storage and a full suite of integrated appliances, including an inset glass hob with extractor, double oven, fridge, freezer and dishwasher. This is further complemented by a separate utility room with additional cabinetry, worktop space, an inset sink and an integrated dishwasher, with a door leading outside. Back in the hallway, oak internal doors lead to three well proportioned bedrooms, including a substantial main bedroom suite. The main bedroom boasts its own private ensuite shower room featuring floor to ceiling tiling, an open wet room style shower and vanity storage.

The remaining bedrooms are served by a contemporary three piece family bathroom, complete with a jacuzzi bath, tiled splashbacks and further vanity storage below the sink.

FIND US

Postcode : NR5 0NE

What3Words : ///venues.lied.toward

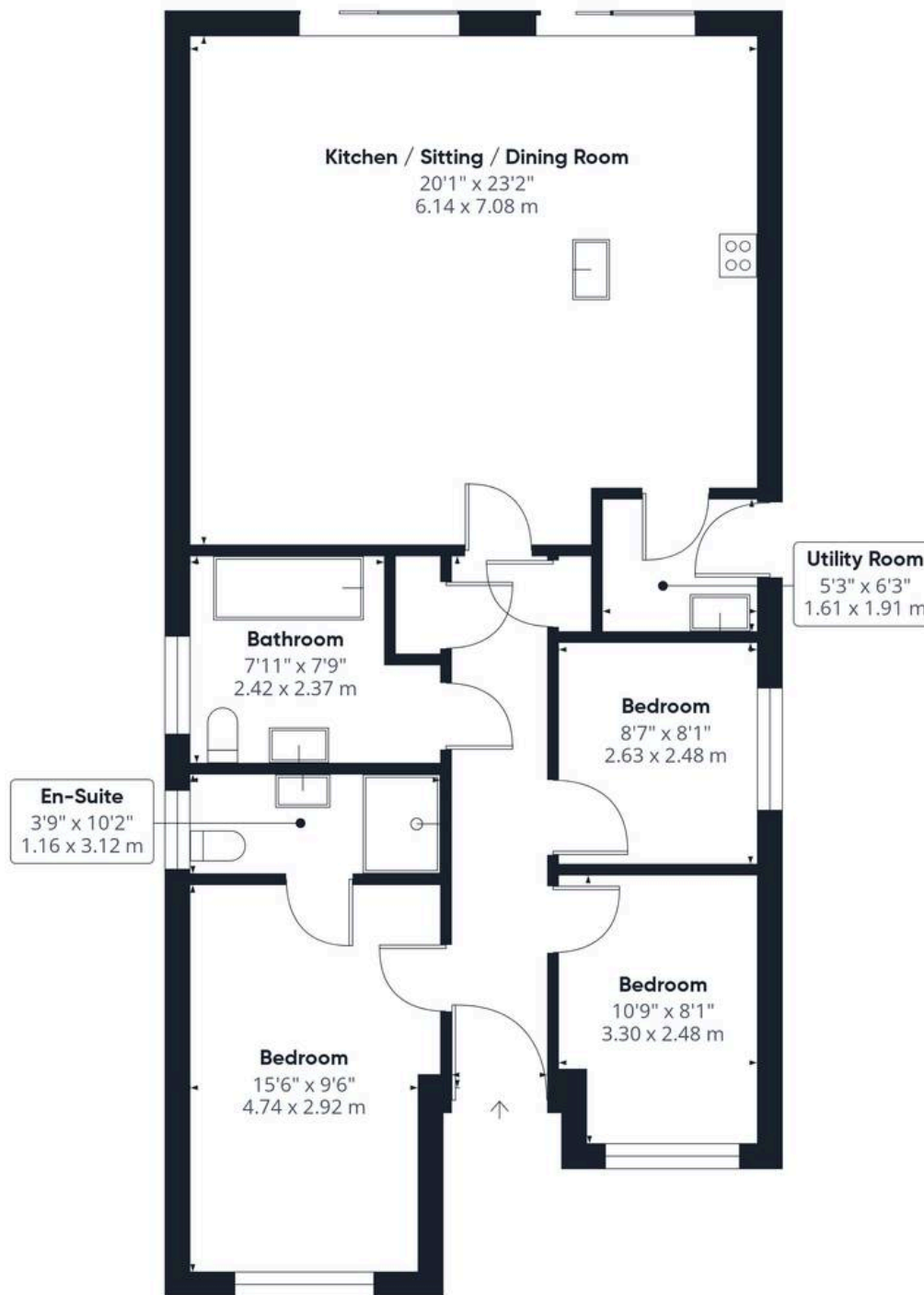




THE GREAT OUTDOORS

Stepping outside, the private rear garden is fully enclosed by timber panel fencing and opens onto a substantial flagstone patio area, which is beautifully framed by decorative flower beds. A brick border leads from the patio to the remainder of the garden, which is predominantly laid to a well maintained lawn featuring established shrubs and plantings in the corner. To the side of the property, a brick weave pathway provides a convenient link through a wooden gate back to the front driveway.





Approximate total area⁽¹⁾

1013 ft²
94.1 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.

GIRAFFE 360



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 are 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.