



Blyth's Wood Avenue, Costessey - NR8 5HA



Blyth's Wood Avenue

Costessey, Norwich

Quietly positioned at the end of a CUL-DE-SAC on the FRINGES OF THE DEVELOPMENT, this WELL PRESENTED and MAINTAINED DETACHED BUNGALOW offers a superb blend of comfort, style, and practicality. A large HALLWAY ENTRANCE welcomes you inside, featuring INTEGRATED STORAGE, ideal for coats and shoes and doors opening to all accommodation, ensuring a seamless flow throughout the home. The 15' SITTING ROOM is bathed in natural light, with FRENCH DOORS opening directly to the garden, creating a perfect space for both relaxation and entertaining. The 15' KITCHEN/BREAKFAST ROOM boasts EXTENSIVE STORAGE and INTEGRATED APPLIANCES, providing ample space for culinary pursuits and family gatherings. THREE DOUBLE BEDROOMS are each accessible from the hallway and offer flexible accommodation for family, guests, or home working. The property is further enhanced by a THREE PIECE FAMILY BATHROOM including a shower over the bath and a stylish ENSUITE SHOWER ROOM to the MAIN BEDROOM, delivering convenience and privacy.

Step outside to discover the PRIVATE AND FULLY ENCLOSED GARDEN, enjoying a tranquil, TREE-LINED REAR ASPECT that provides both privacy and picturesque views. The garden is the perfect setting for alfresco dining, gardening, or simply unwinding with a good book, while the secure boundaries make it ideal for children and pets. To the front, a TANDEM DRIVEWAY offers generous PARKING FOR MULTIPLE VEHICLES including an EV CHARGER for electric vehicles and leads to a DETACHED GARAGE, perfect for additional storage or workshop needs.

- Well Presented & Maintained Detached Bungalow
- Quiet End Of Cul-De-Sac Setting On The Fringes Of The Development
- 15' Sitting Room With French Doors Opening To The Garden
- 15' Kitchen/ Breakfast Room With Extensive Storage & Integrated Appliances
- Three Double Bedrooms Opening From The Hallway
- Three Piece Family Bathroom & Ensuite Shower Room
- Private & Fully Enclosed Garden Enjoying A Tree-Lined Rear Aspect
- Tandem Driveway Parking With EV Charger & Detached Garage



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.

Council Tax band: C

Tenure: Freehold

EPC Energy Efficiency Rating: C

SETTING THE SCENE

Set back from the road and tucked away at the end of a quiet cul-de-sac, the property enjoys a low maintenance frontage, predominantly laid to slate shingle and complemented by established shrubs and planting. A pathway leads to the main entrance, while adjacent tandem driveway parking can be found and benefits from an EV charger. The driveway continues to the detached garage, accessed via an up-and-over door.

THE GRAND TOUR

Stepping inside, the impressive entrance hall provides a spacious and welcoming first impression, featuring two integrated storage cupboards and doors leading to all of the accommodation. Straight ahead, the heart of the home is the 15' sitting room. Carpeted flooring runs underfoot, while uPVC double glazed windows and French doors opening directly onto the patio provide plenty of natural light. The generous proportions allow for a variety of soft furnishing arrangements alongside freestanding storage furniture. Adjacent, the well proportioned 15' kitchen/breakfast room offers a practical and sociable space, featuring LED spotlights overhead and an extensive range of wall and base storage units.

Worktop space wraps around the room, providing generous preparation areas alongside ample space for a formal dining table. Integrated appliances include an oven, gas hob and fitted extractor above, while under counter plumbing and space are provided for both a dishwasher and washing machine. A doorway opens directly onto the garden.

Also accessed from the entrance hall, three well proportioned double bedrooms all benefit from carpeted flooring and ample space for freestanding furniture. The main bedroom enjoys the added benefit of a well appointed three piece ensuite shower room, featuring an inset double shower cubicle with sliding glass door and tiled splashbacks. The remaining bedrooms are served by the three piece family bathroom, comprising a bath with shower over and glass splashback.

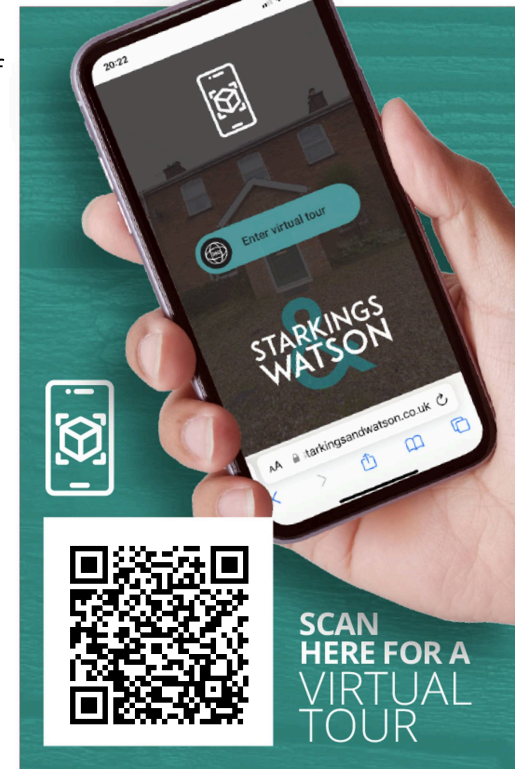
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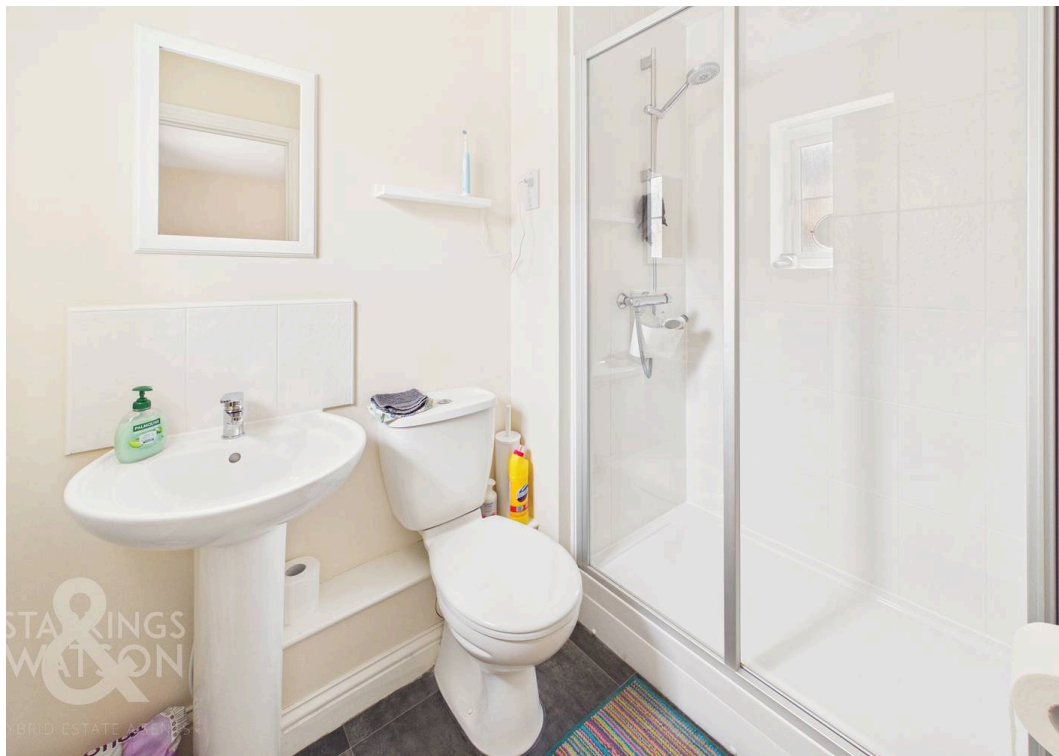
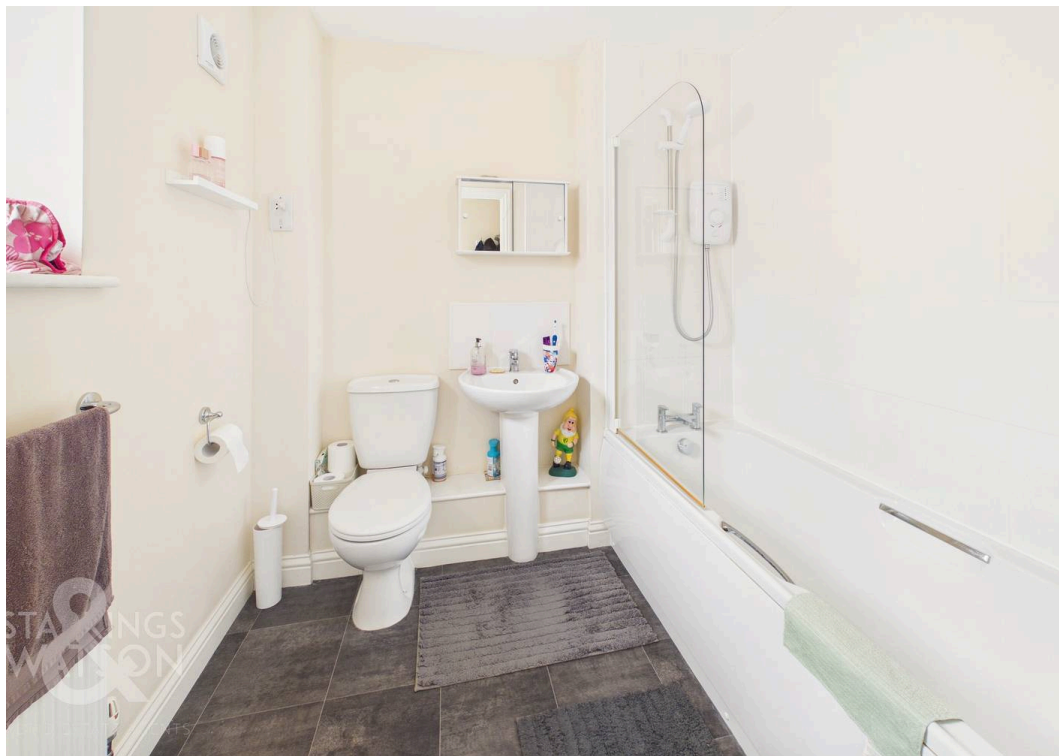
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VIRTUAL TOUR

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



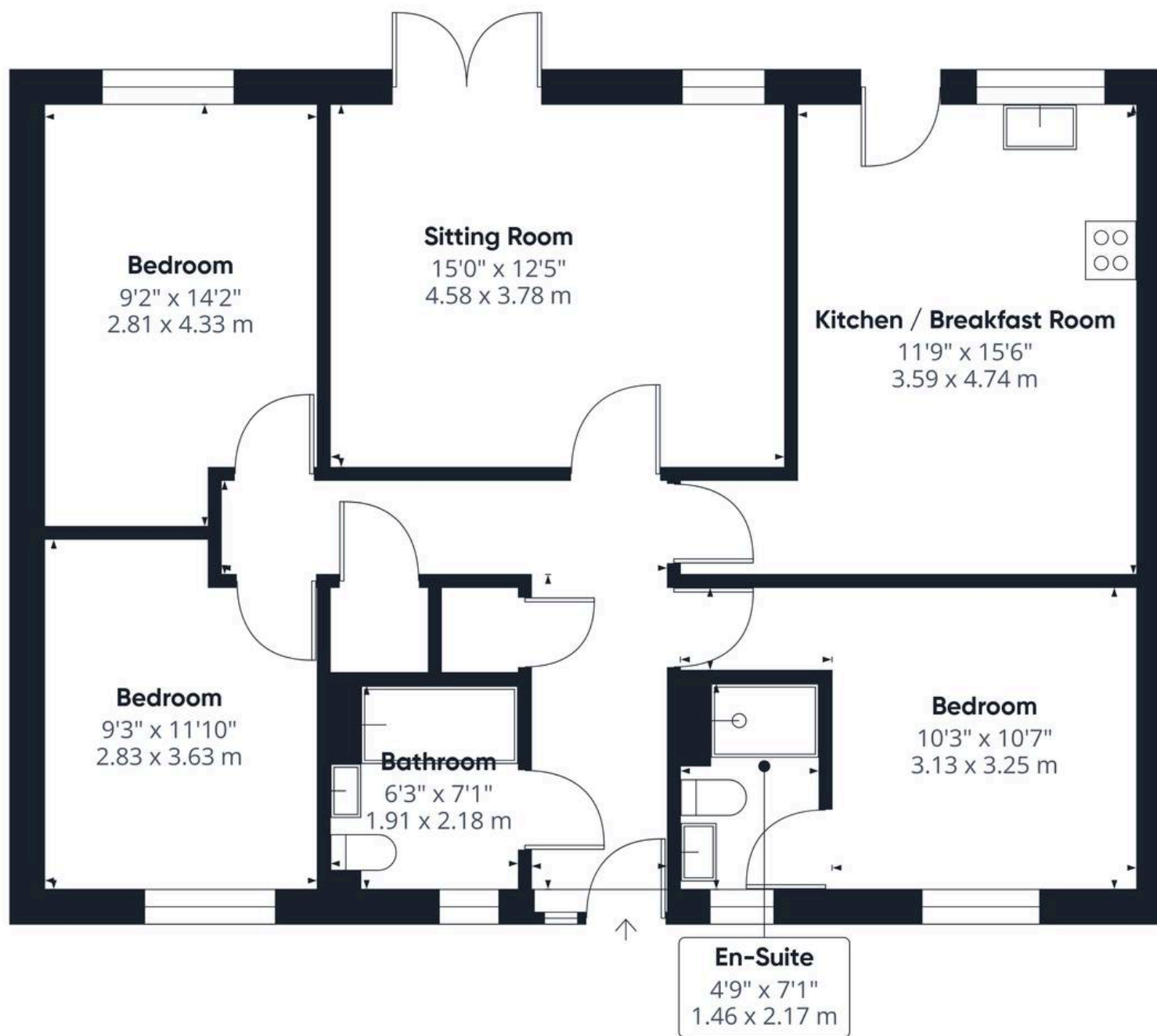




THE GREAT OUTDOORS

Stepping outside, the private rear garden is fully enclosed by timber panel fencing and initially features a generous flagstone patio, providing an ideal setting for outdoor furniture and entertaining. A pathway continues through the garden to a wooden latch and brace gate, providing convenient access to the driveway. The remainder of the garden is predominantly laid to lawn, offering a blank canvas for landscaping and planting. Further shingled space is tucked behind the garage, while additional storage space can be found to the side of the property.





Approximate total area⁽¹⁾

929 ft²

86.3 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





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