

Olive Close, New Costessey
OIEO £400,000 Freehold



Viewings strictly by appointment with: 297 Fakenham Road, Norwich, NR8 6LE

Taverham **01603 261104**
Norwich **01603 740044**

rightmove

zoopla

onTheMarket.com

THE GUILD
PROPERTY
PROFESSIONALS

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.

- Extended Detached Family Home
- Four Bedroom Across Two Floors
- Ground Floor Bedroom
- Impressive Open Plan Kitchen/Dining
- Upstairs Principal En-Suite & Shower Room
- Private South-Easterly Rear Garden
- Driveway Providing Off Road Parking
- Peaceful End Of Cul-de-Sac Location
- Offered With No Onward Chain
- EPC Rating D / Council Tax Band C

Description

Offered with no onward chain, this impressive extended detached family home occupies a particularly peaceful position at the end of a cul-de-sac, offering a good degree of privacy while remaining ideally suited to modern family living. Thoughtfully extended and reconfigured, the property provides spacious and versatile accommodation arranged over two floors, with a number of contemporary improvements balanced by rooms that offer plenty of scope for the new owners to make their own.

The entrance hall provides a welcoming introduction, with stairs rising to the first floor and a generous built-in storage cupboard beneath. The sitting room is a comfortable and versatile space, centred around an attractive feature fireplace and offering plenty of flexibility for different furniture arrangements. Double doors open directly into the impressive kitchen and dining room, creating a natural connection between the two principal living spaces. Without doubt, the open-plan kitchen and dining room forms the focal point of the home. Designed around both everyday family life and entertaining, this generous room is filled with natural light courtesy of two skylights and French doors opening onto the rear garden. A substantial central island provides additional storage and breakfast seating, while an extensive range of modern wall and base units incorporates high-specification integrated appliances and a warming drawer. There is ample space for a large dining table, making this a superb room for everything from relaxed family meals to larger gatherings. A separate utility room, located directly off the kitchen, provides useful additional storage and space for laundry appliances. The ground floor accommodation is completed by a spacious double bedroom with fitted storage, offering excellent flexibility for guests, multi-generational living or those requiring bedroom accommodation on one level. The room benefits from its own contemporary en-suite wet-room style shower room.

Upstairs, the landing leads to three further well-proportioned bedrooms. Two generous double bedrooms benefit from dual-aspect windows, creating particularly light and airy spaces, with both also featuring integrated wardrobes. The principal bedroom enjoys the added benefit of a stylish en-suite shower room, while a contemporary family shower room serves the remaining bedroom.

Outside

Outside, the rear garden is a particularly attractive feature of the property. Facing south-east, it is fully enclosed and offers a private and secluded environment with a combination of established planting, mature shrubs and trees. A raised decking terrace sits beneath a timber pergola, providing an excellent area for outdoor dining, entertaining or simply enjoying the garden during the warmer months. The remainder is predominantly laid to lawn, with a useful brick-built storage room providing additional practical space.

To the front, the property is approached via a driveway providing off-road parking and is set behind a low brick wall with a lawned frontage. Side access leads through to the rear garden. Combining generous proportions, flexible accommodation and a superb open-plan living space with a peaceful cul-de-sac setting, this is a home that offers considerably more than might initially meet the eye and is ideally placed for buyers seeking a substantial and adaptable family property.

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 are all connected.

Local Authority

South Norfolk District Council, Horizon Business Centre, Peachman Way, Norwich, NR7 0WF
Council Tax C

