

GROUND FLOOR
1091 sq.ft. (101.3 sq.m.) approx.



TOTAL FLOOR AREA: 1091 sq.ft. (101.3 sq.m.) approx.
While every attempt has been made to ensure the accuracy of the floorplan (perimeter form, measurements) of rooms, windows, doors and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as a guide for the prospective purchaser. The accuracy, content and application of these plans has been checked and is guaranteed as far as possible in accordance with the law.



ICONIC
ESTATE AGENTS

Jerningham Road, New Costessey
£299,950 Freehold



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

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



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.

- Beautifully Extended Semi Detached Home
- Modernised Throughout
- Over 25ft Open-Plan Living Space
- Two Well Proportioned Double Bedrooms
- New Boiler Fitted In 2022
- Stunning South Facing Rear Garden
- Powered Workshop With Lighting
- Garden Studio With W/c
- New Windows, Front Door & Flooring (2024)
- EPC Rating Tbc / Council Tax Band B

Description

Iconic are delighted to bring to the market this beautifully extended semi-detached home, ideally situated in the popular area of New Costessey. Modernised throughout to a high standard, this impressive home offers stylish and versatile accommodation, complemented by a stunning south-facing rear garden that enjoys sunshine throughout the day.

The accommodation begins with a welcoming entrance hallway featuring a useful storage cupboard and doors leading to the majority of the ground floor rooms. There are two well-proportioned double bedrooms and a contemporary family bathroom fitted with a modern three-piece suite comprising a panelled bath with mains-fed shower and glazed shower screen, low-level WC and a hand wash basin set within a vanity unit.

The heart of the home is the beautifully appointed kitchen, fitted with a range of modern two-tone wall and base units, an inset stainless steel sink with drainer, and ample space for appliances including an American-style fridge freezer, washing machine, tumble dryer and dishwasher. A recessed fireplace provides the perfect space for a large range cooker, adding character to this attractive room.

The kitchen flows seamlessly into the stunning open-plan living and entertaining space to the rear, measuring over 25ft in length. This exceptional room offers an abundance of space for both relaxing and dining, with French doors and an additional single door opening directly onto the south-facing garden, creating a wonderful indoor-outdoor lifestyle. The living area also connects to the cosy sitting room, which features a continuation of the quality flooring and an attractive feature fireplace with an inset wood-burning stove.

The current owners have invested significantly in the property in recent years, including a new boiler installed in 2022, replacement front door and bedroom windows fitted in 2024, new flooring throughout in 2024, and a new fuse board installed in 2020 to accommodate the garden studio.

Outside

Outside, the property continues to impress. To the front is a generous driveway providing ample off-road parking for several vehicles, enclosed by a low-level retaining wall. The driveway extends to the side of the property where double timber gates provide convenient access to the rear garden. The beautifully maintained south-facing rear garden is predominantly laid to lawn and enjoys a large paved patio, ideal for outdoor dining and entertaining, with steps leading directly to the open-plan living area. Mature flower and shrub borders add colour and privacy, whilst timber fencing encloses the garden. A particular feature of this property is the extensive outbuildings located at the rear of the garden.

There are two substantial timber workshops, measuring approximately 22'5" x 12'8" and 22'5" x 12'10", both benefiting from power and lighting, making them ideal for storage, hobbies or workshop use. Also available is an excellent timber-built garden studio, installed in 2020. Fully insulated, plastered and double glazed, this versatile space benefits from its own dedicated consumer unit, mains electricity, hot water, WC and a heating/air conditioning unit, making it ideal as a home office, gym, studio or business space.

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.

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

