



Cleves Way, Costessey - NR8 5EN

**STARKINGS
& WATSON**

HYBRID ESTATE AGENTS



Cleves Way

Costessey, Norwich

NO CHAIN! Quietly positioned in an end of CUL-DE-SAC SETTING, this DETACHED FAMILY HOME offers over 1,260 Sq. Ft (stms) OF VERSATILE ACCOMMODATION designed for comfort and modern living. Step through the welcoming HALLWAY ENTRANCE, which seamlessly opens to all principal rooms, creating an inviting flow throughout the ground floor. The impressive 21' SITTING ROOM enjoys a DUAL ASPECT, bathing the space in natural light, with FRENCH DOORS leading directly out to the garden perfect for relaxing or entertaining. The adjacent DINING ROOM, also featuring FRENCH DOORS, offers a wonderful connection to the outdoors, making mealtimes a delight. The DUAL ASPECT KITCHEN/BREAKFAST ROOM provides generous workspace and storage, complemented by a SEPARATE UTILITY ROOM for added convenience. Upstairs, FOUR BEDROOMS open from the landing, each offering comfortable proportions and flexibility for family, guests or a home office. The MAIN BEDROOM benefits from an ENSUITE SHOWER ROOM,

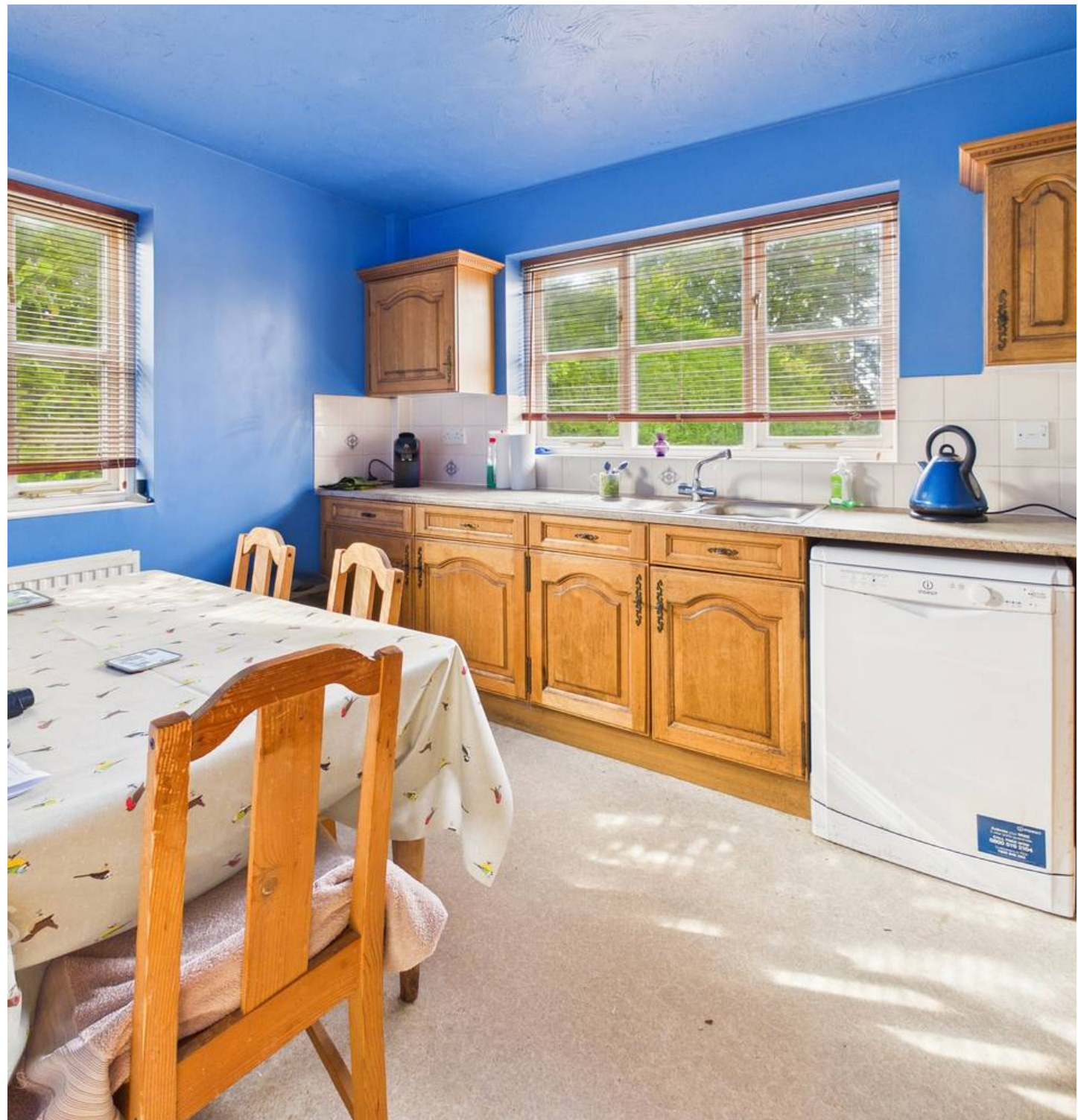


while the remaining bedrooms are served by a three piece FAMILY BATHROOM. A GROUND FLOOR WC adds further practicality. This home is completed by AMPLE DRIVEWAY PARKING and a DETACHED DOUBLE GARAGE, ensuring plenty of space for vehicles and storage. To the rear, the PRIVATE and FULLY ENCLOSED GARDEN offers generous proportions.

Council Tax band: E
Tenure: Freehold

- No Chain!
- Detached Family Home Offering Over 1,260 Sq. Ft Of Accommodation
- Quiet End Of Cul-De-Sac Setting
- 21' Sitting Room Enjoying A Dual Aspect With French Doors Leading Out
- Dual Aspect Kitchen/ Breakfast Room With Separate Utility Room
- Four Bedrooms Opening From The Landing
- Well Proportioned Private & Enclosed Rear Garden
- Ample Driveway Parking & Detached Double Garage

Costessey is serviced by various local amenities including shops, our Norwich Road office, 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.

SETTING THE SCENE

Quietly tucked away at the end of a peaceful cul-de-sac, the property opens onto a spacious paved driveway providing parking for multiple vehicles and leading to a substantial detached double garage, complete with twin up-and-over doors. The main entrance is positioned to the front of the home beneath an open porch.

THE GRAND TOUR

Stepping inside, the bright and welcoming entrance hallway provides access to all ground floor accommodation, with stairs rising to the first floor and a convenient two piece WC, ideal for guests. Wood flooring runs underfoot and continues into the impressive 21' dual aspect sitting room. The room benefits from a bay window to the front and French doors to the rear, opening directly onto the garden and allowing an abundance of natural light to flood the space. A feature fireplace provides an attractive focal point, while the generous proportions comfortably accommodate a variety of soft furnishing arrangements. Adjacent, the dining room comfortably houses a formal dining table and freestanding storage furniture. Carpeted flooring provides a comfortable finish, while a second set of French doors opens directly onto the garden, creating a further connection with the outside space. At the end of the hallway, the kitchen and breakfast room enjoys a generous dual aspect. The kitchen comprises an extensive range of wall and base units, providing excellent storage alongside plentiful worktop space for food preparation. Integrated appliances include an oven and inset electric hob, while under counter plumbing is provided for a dishwasher. Adjacent to the kitchen, a separate utility room offers further under counter space and plumbing for both a washing machine and tumble dryer. A further door provides direct access to the garden, adding to the practicality of this useful space.

Ascending to the carpeted first floor landing, loft access is provided overhead alongside a spacious airing cupboard. At the end of the landing, the main bedroom is generously proportioned and benefits from a front facing bay window, ensuring the room is flooded with natural light. There is ample space for a large double bed and additional storage furniture. A walkway leads past twin integrated wardrobe spaces to a private ensuite shower room, comprising a three piece suite including a glass enclosed shower cubicle. Also accessed from the landing are three further double bedrooms. All three rooms benefit from carpeted flooring, radiators and windows overlooking the garden, while providing ample space for double beds and bedroom furniture. The bedrooms are served by a well proportioned three piece family bathroom.

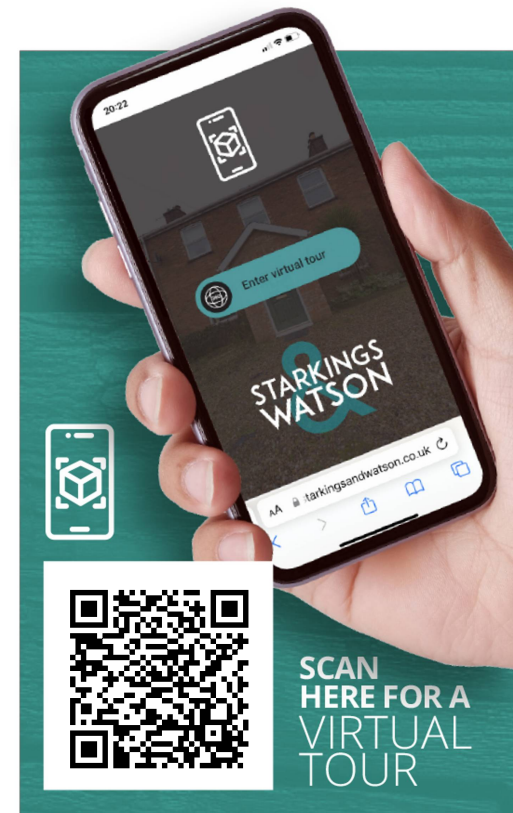
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VIRTUAL TOUR

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



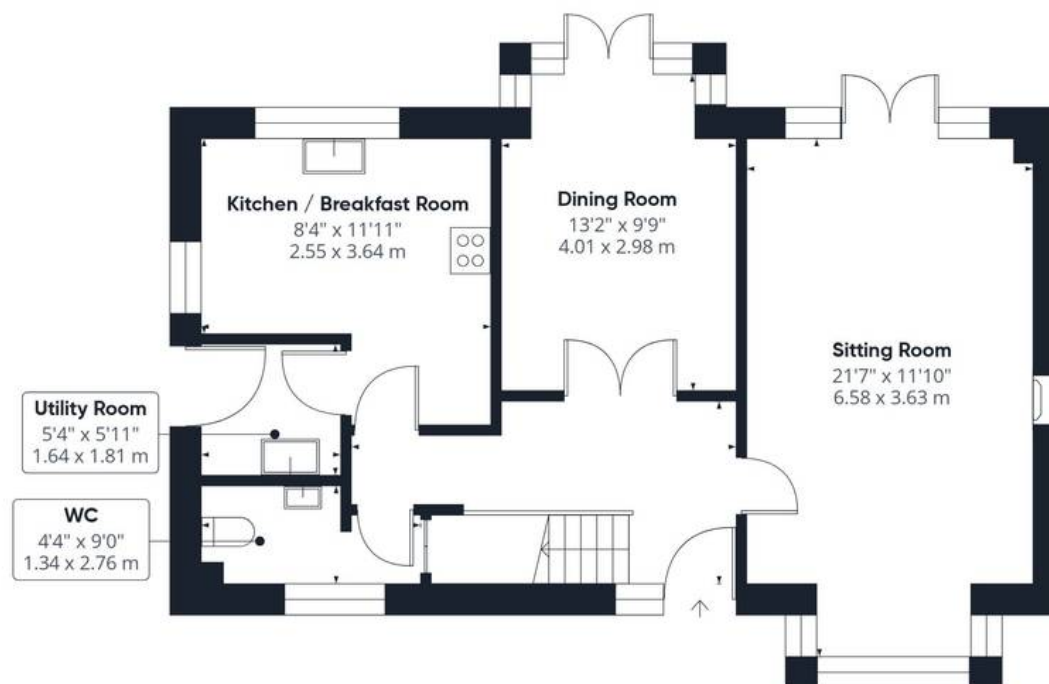




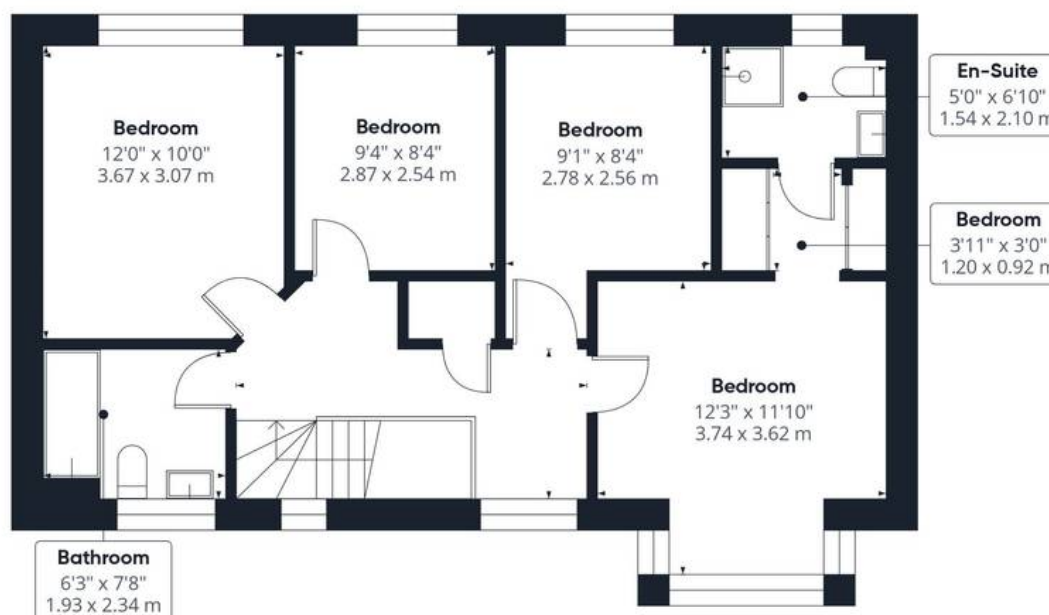
THE GREAT OUTDOORS

The rear garden is a blank canvas just waiting for new owners to put the stamp onto. Mainly laid to lawn, with panel fencing all round, this is the perfect family garden for children to play, animals to run and adults to entertain. The brick patio in the far corner is the ideal spot to place a bistro set and enjoy the summer months. With apple and pear trees already in situ, there is plenty of space to add extra planting or more fruit trees if desired.





Ground Floor



Floor 1

Approximate total area⁽¹⁾

1264 ft²

117.5 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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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.