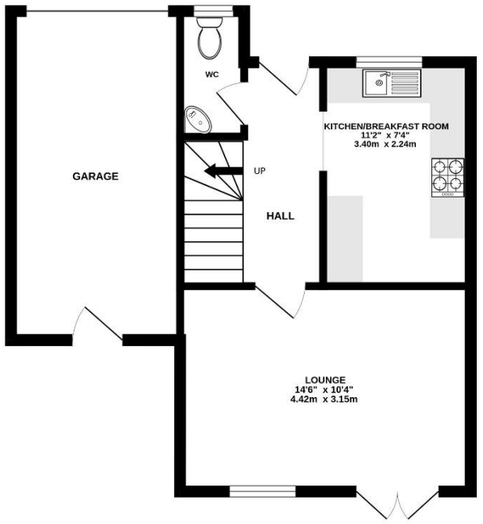
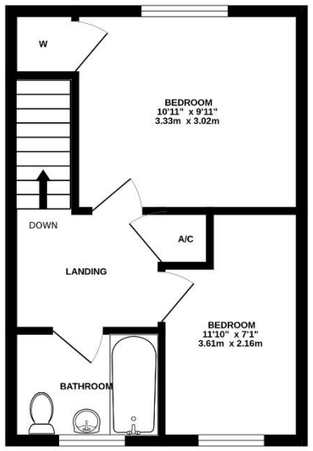
GROUND FLOOR



1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms 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 such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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ICONIC
ESTATE AGENTS

Meadowvale, Costessey
£250,000 - Freehold



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

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

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- Modern semi-detached house
- Two generous bedrooms
- Modern kitchen/breakfast room
- Lounge
- Modern cloak room
- Hall entrance
- Modern bathroom
- Ample parking via a tarmac driveway
- Single Garage
- EPC Rating D / Council Tax Band C

ICONIC

Meadowvale,
Costessey, Norwich, NR5 0NJ

Description

Tucked away within a pleasant cul-de-sac in Costessey, this attractive two-bedroom semi-detached home offers an appealing combination of modern interiors, practical living space and excellent outside amenities. Iconic Estate Agents are delighted to bring this well-presented property to the market, which benefits from an attached garage, ample off-road parking and an enclosed rear garden. An ideal purchase for first-time buyers, second-time movers or those looking to downsize, this is a home that deserves an early viewing.

Upon entering, you are welcomed into an entrance hall with stairs rising to the first floor and access to the modern cloakroom and kitchen. The kitchen is fitted with a range of wall and base units, complementary work surfaces and a useful breakfast bar, alongside an integrated oven, hob and extractor. The ground floor accommodation is completed by a comfortable lounge, which enjoys French doors overlooking and opening onto the rear garden. Attractive wall panelling adds a contemporary touch to the room, creating a stylish and welcoming living space.

To the first floor, the landing provides access to two generous bedrooms and the recently refitted family bathroom. The principal bedroom benefits from a fitted wardrobe, while the modern bathroom has been updated with a contemporary three-piece suite.

Outside

Externally, the property continues to impress, with a tarmac driveway to the front providing ample off-road parking and access to the attached single garage. To the rear is an enclosed garden, predominantly laid to lawn, with a patio seating area and a personal door providing access into the garage. An ideal opportunity for a range of buyers, this attractive home is presented in good order throughout. Iconic Estate Agents strongly recommend an early internal viewing to avoid disappointment.

Location

The property is conveniently positioned for access to local schools, shops, public transport links and the wider amenities that Costessey has to offer.

Viewing Arrangements

Viewing is strictly through Iconic Estate Agents on 01603 261104

Services

Mains Drainage, Water, Gas, Electricity and Broadband are all connected.

Local Authority

South Norfolk and Broadland District Council, Horizon Business Centre, Peachman Way, Norwich, NR7 0WF

Council Tax Band D

Directions

Leave Norwich on the A1047 Dereham Road, taking the right hand turn onto Norwich Road. Continue on this road and take the left hand turn onto Hill Road, take the second turning onto Hall Road and at the end of the road take the right hand turn onto Meadow Road then take the second turning on your right onto Meadow Vale where the property can be found on your left hand side.

