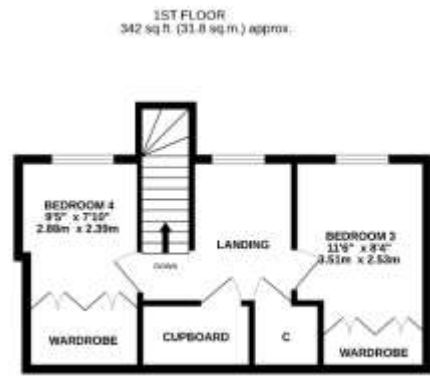
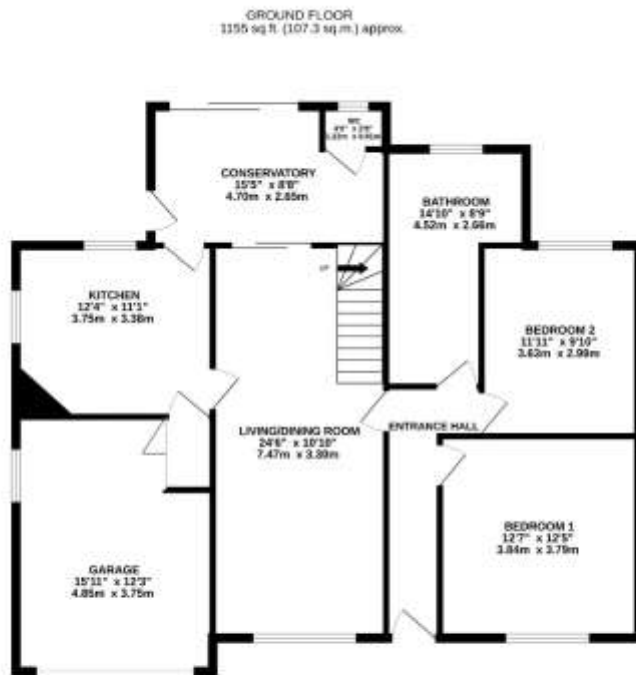




**ICONIC**  
ESTATE AGENTS

Beaumont Road, New Costessey  
£400,000 Freehold



TOTAL FLOOR AREA: 1497 sq.ft. (139.1 sq.m.) approx.  
While every attempt has been made to ensure the accuracy of the floorplans contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or misstatement. The 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 is given as to their operability or efficiency can be given.  
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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.

- Four Bedroom Detached Family Home
- Fitted Kitchen With Breakfast Bar
- Generous 24ft+ Living/Dining Room
- Bright Conservatory
- Two Ground Floor Bedrooms
- Family Bathroom Suite
- Generous Mature Plot With Established Gardens
- Integral Garage & Driveway
- Offered With No Onward Chain
- EPC Rating Tbc / Council Tax Band D

## Description

An attractive four-bedroom detached family home, ideally situated in the highly sought-after area of New Costessey. Occupying an enviable mature plot, this beautifully maintained property is presented in good decorative order throughout and is offered with no onward chain.

The spacious and versatile accommodation begins with a welcoming entrance hall, providing access to two ground floor double bedrooms, the family bathroom, and the impressive living/dining room. Both bedrooms are well-proportioned doubles, one enjoying a front aspect and the other overlooking the rear garden. The family bathroom is generously sized and fitted with a four-piece white suite comprising a panelled bath, separate shower cubicle, wash hand basin, and low-level W/C. A particular highlight of the home is the superb living/dining room, measuring in excess of 24ft, creating an ideal space for both relaxing and entertaining. This bright and airy room features a staircase rising to the first floor, a front-facing window, and sliding doors opening into the conservatory. The conservatory provides an additional reception area, overlooking the delightful rear garden, and benefits from access to a convenient ground floor cloakroom. The kitchen is fitted with a range of wall and base units with work surfaces over, incorporating an integrated electric oven with separate hob, breakfast bar, and ample space for additional appliances. Doors lead to both the integral garage and conservatory.

To the first floor, a generous landing offers excellent flexibility and could easily be utilised as a study or home office space. There are two further double bedrooms, both benefiting from built-in wardrobes, along with additional storage cupboards on the landing.

## Outside

Externally, the property is set back from the road behind mature hedging and a low-level brick wall, offering a high degree of privacy. A driveway provides ample off-road parking and leads to the integral garage with electric up-and-over door.

To the rear, the property boasts a stunning mature garden, mainly laid to lawn and beautifully stocked with established trees, shrubs, and flower beds. A feature pond creates an attractive focal point, while a range of useful outbuildings include a greenhouse, summerhouse, and substantial timber workshop/outhouse. The garden also extends to the side of the property, where a further lawned area with pathway and mature borders offers additional outdoor space, with potential for extra parking if desired.

## 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 and Electricity are all connected.

## Local Authority

Broadland District Council, Horizon Business Centre,  
Peachman Way, Norwich, NR7 0WF  
Council Tax

## Directions

From Dereham Road, turn right into Norwich Road and follow the road along. Turn left into Beaumont Road where the property can be found indicated by our For Sale Board.

