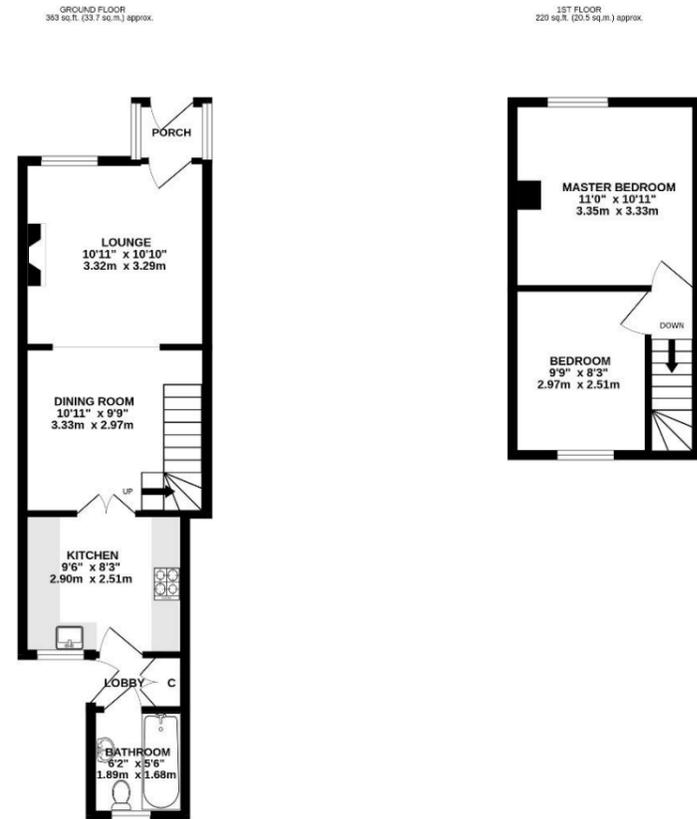


The Street, Old Costessey
£230,000 - Freehold



TOTAL FLOOR AREA: 583 sq.ft. (54.2 sq.m.) approx.
Where every attempt has been made to ensure the accuracy of the floorplan contained herein, 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 for 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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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.

- Well Presented Mid Terrace Cottage
- Two Bedrooms
- Modern Cottage Style Kitchen
- Spacious Lounge With Woodburning Stove
- Modern Family Bathroom Suite
- Porch Entrance
- Mature, Enclosed Rear Garden
- Off Road Parking
- Sought After Location
- EPC Rating D / Council Tax Band A

Description

Immaculately Presented Two Bedroom Character Cottage in Desirable Old Costessey. Nestled in the heart of sought-after Old Costessey, this beautifully presented two bedroom character cottage seamlessly combines period charm with modern living.

The property opens with a welcoming porch entrance leading into a cosy lounge featuring a wood-burning stove, perfect for those winter evenings. A separate dining room provides an ideal space for entertaining, while the modern cottage-style kitchen is fitted with a range of wall and base units, with work surface over and an inset Butler sink, offering both style and practicality. To the rear, a lobby area houses a modern boiler and provides access to the contemporary family bathroom, complete with a stylish three-piece suite and underfloor heating.

Upstairs, there are two well-proportioned bedrooms accessed off the landing, each full of character and charm.

Outside

Outside, the property benefits from off-road parking for one car to the front. To the rear, a mature enclosed garden offers a peaceful retreat, mainly laid to lawn with established shrubs and planting, complemented by a delightful summer house—perfect for relaxing or entertaining.

Location

Old Costessey is a historic village in Norfolk, known for its picturesque setting along the River Wensum and its rich medieval heritage.

Nestled just northwest of Norwich, *Old Costessey* is the older part of the parish of Costessey and retains a distinctly rural charm. The village developed as a linear settlement following the river, with its origins tracing back to Saxon times. It was historically known as Cossey, and its name evolved during the Victorian era

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

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

Directions

Leave Norwich on the Dereham Road heading towards Costessey. Turn right onto Longwater Lane and continue to the junction taking a right turn onto West End follow the road and continue straight over the round about onto The Street where the property can be found on the left hand side.

