



Tanglin The Croft, Costessey

Offers in Region of £525,000

websters.



Tanglin The Croft

Costessey, Norwich

Tucked away within the highly regarded setting of The Croft in Old Costessey, Tanglin is a generously proportioned detached home offering an appealing combination of contemporary living, versatile accommodation and a wonderfully peaceful setting. Extending to approximately 1,777 sq.ft., the property provides well-balanced accommodation arranged over two floors, ideally suited to modern family living.

The main living accommodation is centred around a spacious dual-aspect sitting/dining room, filled with natural light and featuring doors opening directly onto the south-facing garden. Offering ample space for both comfortable seating and dining, this is an ideal room for everyday living as well as entertaining.



websters.



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The kitchen/breakfast room provides a further sociable space, with room for dining and doors leading out to the garden. A useful utility area and additional storage add to the practicality, whilst travertine flooring continues through the kitchen and hallway.

The property offers four double bedrooms, with two conveniently positioned on the ground floor and served by a bathroom, providing excellent versatility for family living, guests or those seeking accommodation without relying entirely on the first floor. Upstairs, both bedrooms benefit from their own en-suite facilities. The principal bedroom enjoys extensive built-in storage, whilst the guest bedroom is further complemented by a separate dressing room.

Council Tax band: E

Tenure: Freehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating: C



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Tanglin The Croft

Costessey, Norwich

- Detached Modern Home situated in the sought-after area of The Croft, Old Costessey
- Four Well-Proportioned Bedrooms, including two ground-floor bedrooms sharing a family bathroom
- Principal and Guest Bedrooms, both benefiting from their own En-Suite Facilities
- Contemporary Kitchen/Breakfast Room with adjoining Utility Area
- Generous Sitting/Dining Room with direct access to the garden
- Private, Secluded Gardens with attractive patio areas and a useful Garden Shed
- Single Garage and Private Driveway providing ample off-road parking
- Approximately 1,777 sq.ft. of Accommodation
- Energy Performance Rating: C



websters.

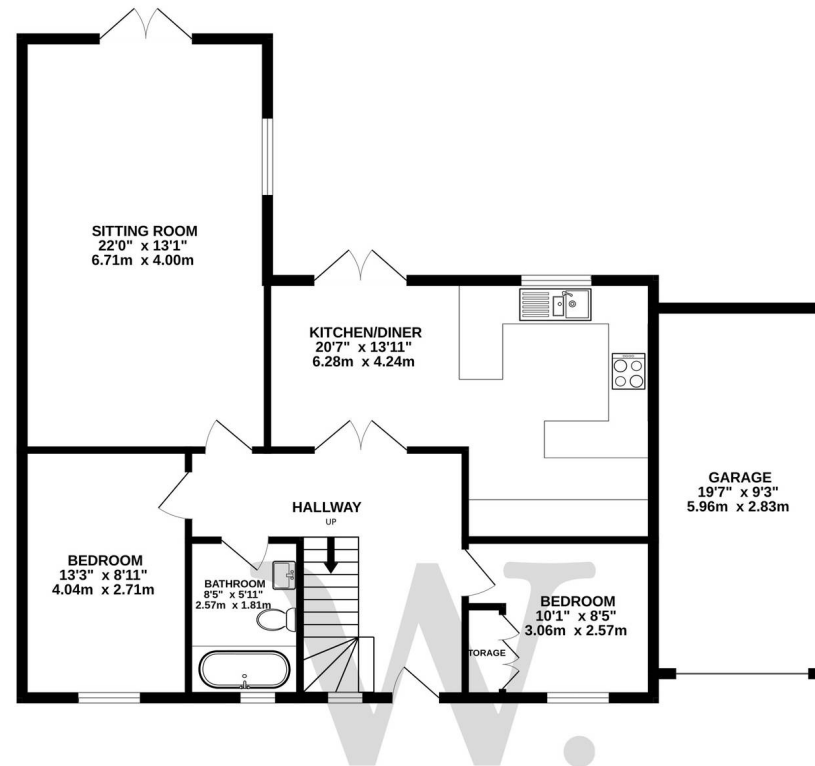


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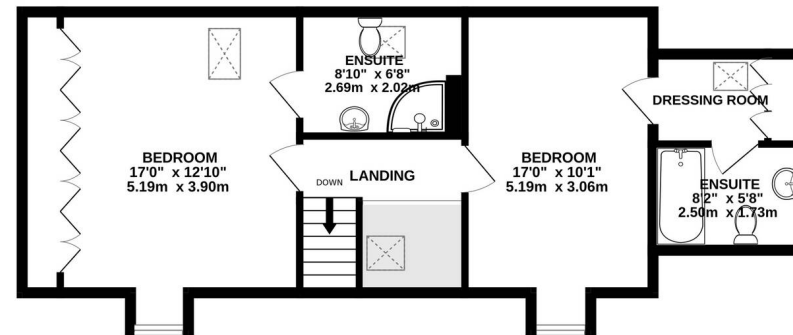
Costessey, Norwich



GROUND FLOOR
1104 sq.ft. (102.5 sq.m.) approx.



1ST FLOOR
602 sq.ft. (56.0 sq.m.) approx.



TOTAL FLOOR AREA : 1706 sq.ft. (158.5 sq.m.) approx.

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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