



Brickfield Loke, Costessey - NR8 5BD

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Brickfield Loke

Costessey, Norwich

Set within this RARELY AVAILABLE location, with ROLLING FIELD VIEWS to the front, this expansive DETACHED CHALET BUNGALOW boasts in excess of 1,940 Sq. Ft (stms) of accommodation. Stepping inside, the HALLWAY ENTRANCE is the perfect meet and greet space, with doors opening to all the ground floor accommodation. The property includes THREE RECEPTION ROOMS positioned to the rear of the home, including the 16' SITTING ROOM with FRENCH DOORS opening to the uPVC double glazed CONSERVATORY. The DINING ROOM offers ample space for a formal dining table, conveniently leading to the 20' fully fitted KITCHEN. Across the hall, doors open to TWO DOUBLE BEDROOMS and a FAMILY BATHROOM, whilst the MAIN BEDROOM additionally boasts a modern three piece ENSUITE SHOWER ROOM. The final room is currently used as a STUDY/ HOME OFFICE. Upstairs, the 22' LOFT ROOM offers PART-VAULTED CEILINGS and FOUR VELUX WINDOWS, with a further door opening to a versatile STORAGE ROOM.

Heading outside, DRIVEWAY PARKING leads to the GARAGE. The rear GARDEN is FULLY ENCLOSED and offers a totally PRIVATE OUTLOOK.

Council Tax band: D

Tenure: Freehold

EPC Energy Efficiency Rating: C

- Detached Chalet Bungalow
- Rarely Available Positioning Overlooking Fields To Front
- Deceptively Sized Accommodation Of Over 1,940 Sq. Ft (stms)
- 16' Sitting Room & Conservatory
- 20' Kitchen & Separate Dining Room
- 3/4 Double Bedrooms
- 22' Loft Room With Vaulted Ceilings/ Velux Windows & Versatile Storage Room
- Driveway Parking/ Garage To Front & Large Private Garden

Occupying a highly sought-after position on the fringes of West End in Old Costessey, this property enjoys the perfect balance of semi-rural tranquility and suburban convenience. The location is defined by its peaceful atmosphere and proximity to the picturesque Tud Valley, offering an abundance of scenic walks and riverside trails right on your doorstep. Despite its quiet setting, the home remains well connected.



A short walk leads you into the heart of Old Costessey, which boasts a charming village feel with a selection of local amenities including traditional pubs, a post office, and highly regarded primary and secondary schooling. For a wider range of services, the property is perfectly placed for easy access to the Longwater Retail Park. Commuters will find the location ideal, with the A47 just minutes away providing a direct link to the A11 and the wider Norfolk road network, while Norwich City Centre is a straightforward drive of approximately five miles

SETTING THE SCENE

Set back from the road, the property features a brick wall enclosed frontage that opens onto a spacious driveway, providing parking for multiple vehicles and leading to the garage. The main entrance is located to the side of the home, accessed via a couple of shallow steps beneath an open porch.

THE GRAND TOUR

Stepping inside, the hallway is well proportioned, featuring hard flooring for ease of maintenance and integrated storage tucked around the corner. Doors lead to all ground floor accommodation, initially the 16' sitting room is centred around a feature fireplace with a cosy wood burner. This room allows for a range of furniture layouts, while double French doors open into the uPVC double glazed conservatory. With tiled flooring and panoramic garden views, the conservatory features further French doors that create a seamless transition between inside and out during the warmer months. A door from the sitting room leads into the dining room, offering carpeted flooring and enjoying continued views over the garden. This space offers ample room for formal dining and provides access to the 20' kitchen. The kitchen itself boasts an expansive range of wall and base units alongside integrated appliances, including an oven, gas hob, and extractor, with undercounter space and plumbing for both a washing machine and a dishwasher. A side door provides convenient access out to the garden.

Heading down the hallway, you will find the three piece family bathroom and two double bedrooms positioned at the front of the property. The first bedroom enjoys a bay-fronted window, ensuring plenty of natural light, and includes double integrated wardrobes. The adjacent main bedroom also features carpeted flooring and integrated wardrobe space, with a further door opening to a modern three piece en-suite shower room, complete with a glass enclosed cubicle and a wash basin with integrated vanity storage. A third room, currently utilised as a home office or study but equally suited as a single bedroom, houses the stairs rising to the first floor.

Upstairs, you are welcomed into a 22' loft room that offers a spacious feel with useful integrated eaves storage, part-vaulted ceilings with spotlights, and four Velux windows. A further door opens to an expansive and versatile storage space, which could easily be used as a hobby room.

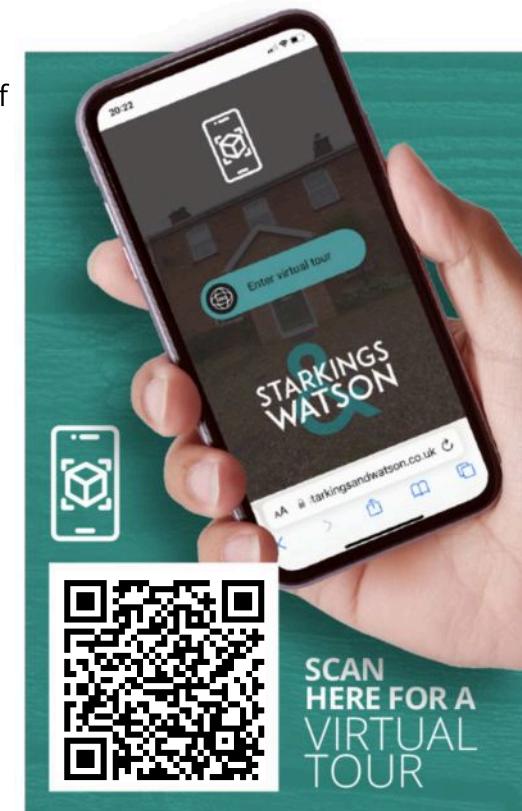
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VIRTUAL TOUR

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

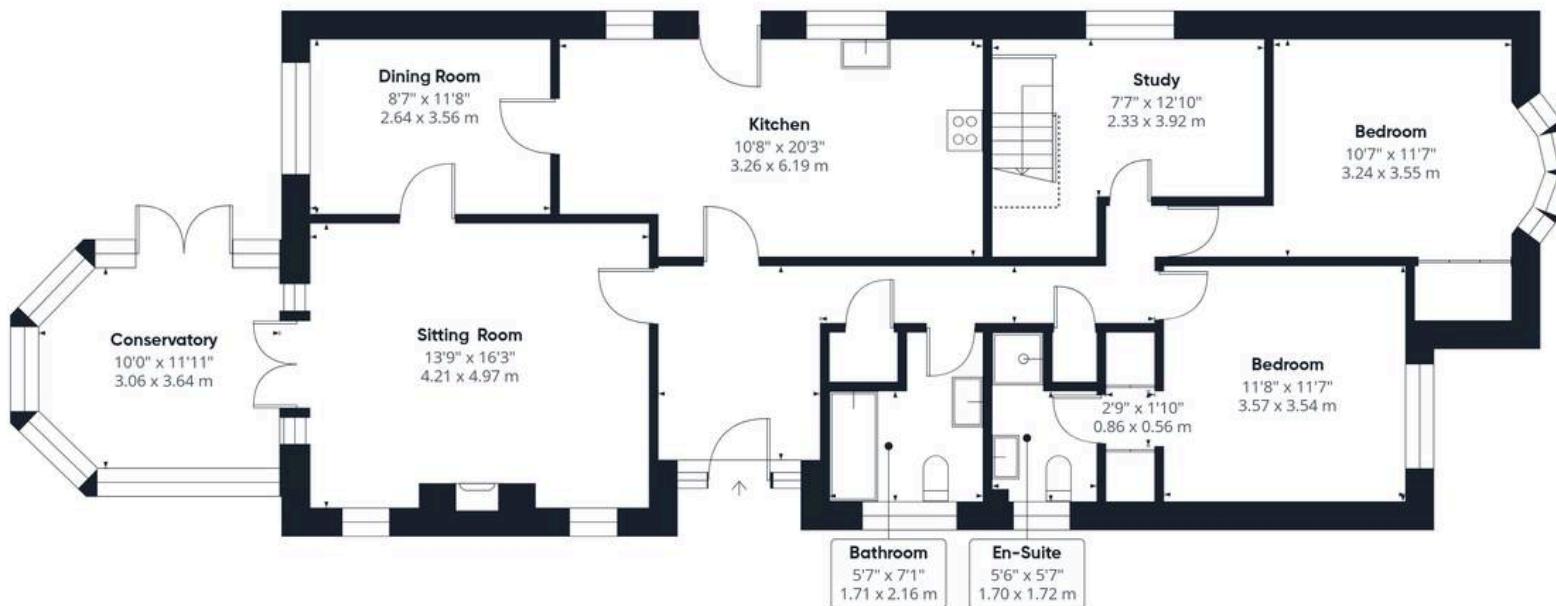






THE GREAT OUTDOORS

Stepping outside, the expansive rear garden is private and well maintained, initially offering a flagstone patio that wraps around the rear border of the home, a perfect place for outdoor furniture to enjoy the summer months. Pedestrian access is available from here to the garage. Beyond the initial patio, the garden features a wooden deck and a further seating area set beneath a pergola. The main body of the garden is laid to a neat lawn, while the far end boasts two additional large patios.



Approximate total area⁽¹⁾

1942 ft²
180.5 m²

Reduced headroom

257 ft²
23.9 m²

(1) Excluding balconies and terraces

Reduced headroom

..... Below 5 ft/1.5 m

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360



Floor 1



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