



Pump House Close, Costessey, Norwich, NR8 5HW

welcome to

Pump House Close, Costessey, Norwich

Overlooking a pleasant, wooded area to the front, this spacious four-bedroom detached home offers superb family accommodation. Featuring a generous lounge with bay window, an open-plan kitchen/dining room, en-suite to the principal bedroom, family bathroom, detached garage and driveway parking,



Description

This spacious and well-presented four-bedroom detached home offers excellent family accommodation extending to approximately 1,211 sq. ft., complemented by a detached garage and well-balanced living space throughout.

The property is entered via a welcoming entrance hall with cloakroom/WC and stairs rising to the first floor. To the front of the home, the generous lounge provides a comfortable reception space, enhanced by a bay window that fills the room with natural light. To the rear, the impressive open-plan kitchen/dining room forms the heart of the home, offering ample space for both everyday family life & entertaining, with direct access to the garden.

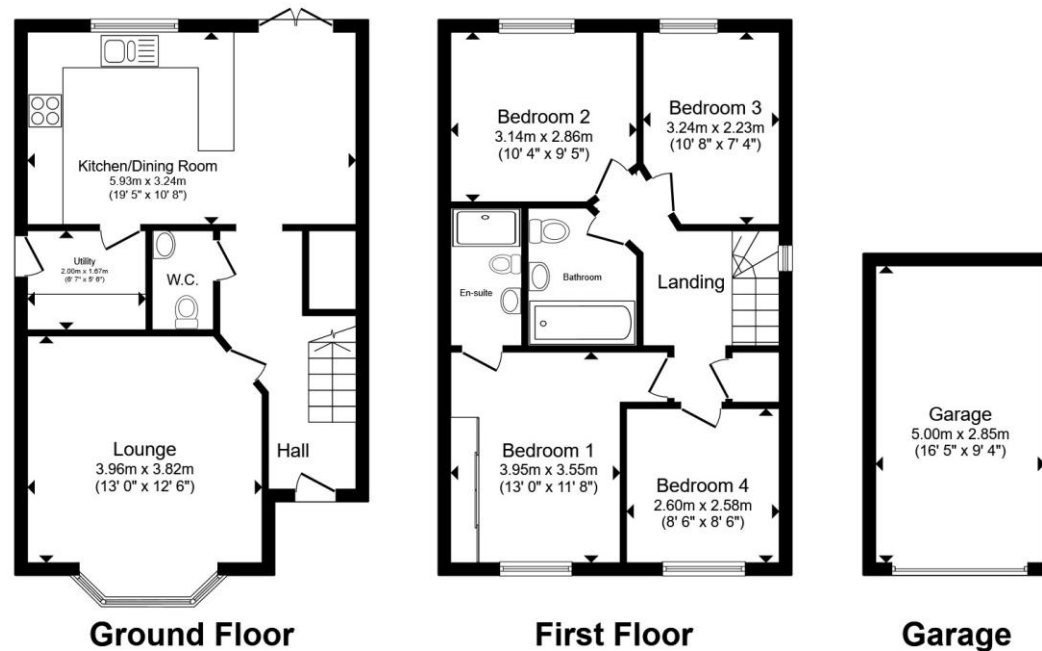
The first floor comprises four bedrooms, including a spacious principal bedroom which benefits from an en-suite shower room. Three further bedrooms provide flexible accommodation, ideal for children, guests, or those working from home. A modern family bathroom serves the remaining bedrooms.

Outside, the property enjoys a detached garage measuring approximately 16'5" x 9'4", together with driveway parking. The rear garden offers a private outdoor space, perfect for relaxing & al fresco dining.

Combining generous proportions, practical family living and versatile accommodation, this attractive detached home is ideally suited to growing families seeking a property with both space and convenience. Early viewing is highly recommended to fully appreciate all that this home has to offer.

Agent's Note

Please note that an AML fee is chargeable to the buyer once an offer is accepted to cover the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead.



Total floor area 112.5 m² (1,211 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.io


william
h brown

 **view this property online** williamhbrown.co.uk/Property/NOR144993 

welcome to

Pump House Close, Costessey, Norwich

- Attractive wooded outlook to the front
- Spacious kitchen/dining room
- 4 bedrooms
- En-suite shower room and family bathroom
- Garage with driveway parking

Tenure: Freehold EPC Rating: C

Council Tax Band: D

offers in the region of

£350,000



Please note the marker reflects the
postcode not the actual property

view this property online williamhbrown.co.uk/Property/NOR144993



Property Ref:
NOR144993 - 0003

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

William H Brown is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.



william h brown



01603 760044



norwich@williamhbrown.co.uk



5 Bank Plain, NORWICH, Norfolk, NR2 4SF



williamhbrown.co.uk