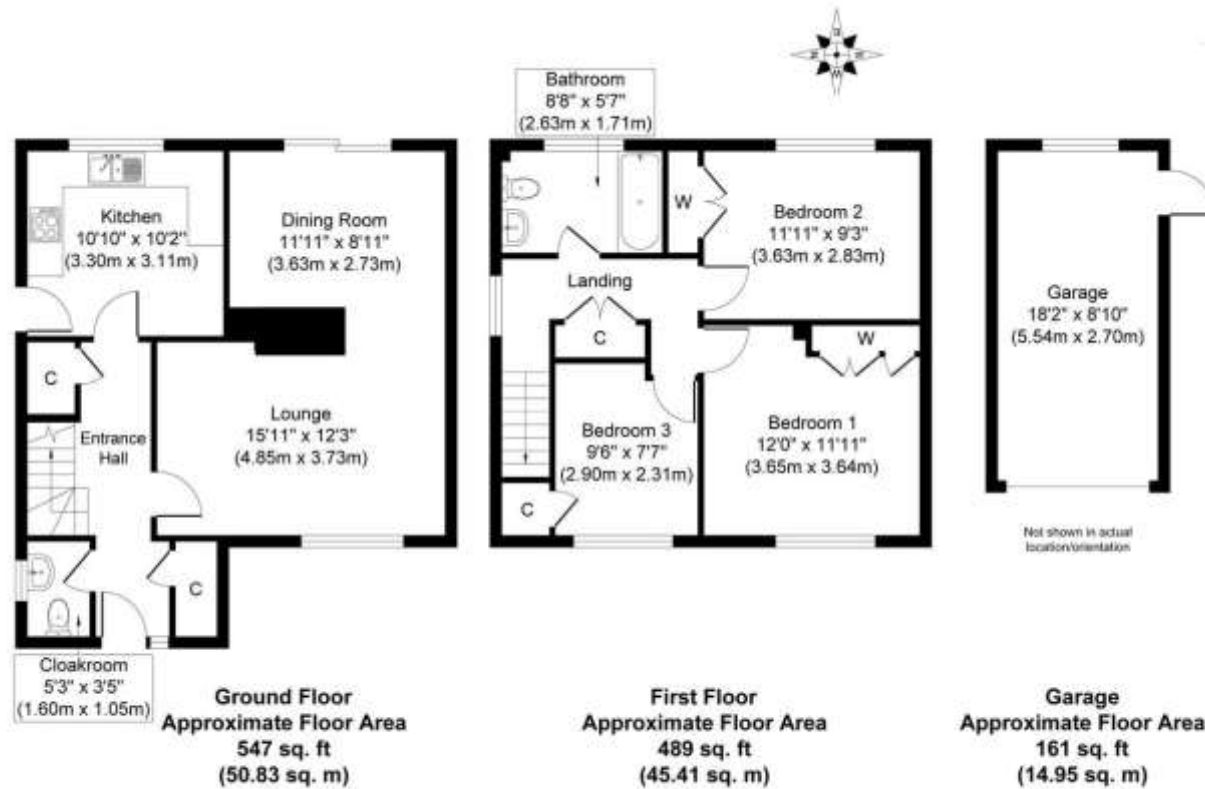


Huntingfield Close, New Costessey
Guide Price £325,000 - £350,000 Freehold



Whilst every attempt has been made to ensure the accuracy of the floor plan 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. The measurements should not be relied upon for valuation, transaction and/or funding purposes. This plan is for illustrative purposes only and should be used as such by any prospective purchaser or tenant. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.



Viewings strictly by appointment with: 297 Fakenham Road, Norwich, NR8 6LE

Taverham **01603 261104**
Norwich **01603 740044**

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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.

- Detached Family Home
- Three Well Proportioned Bedrooms
- Spacious Sitting Room
- Separate Dining Room
- Fitted Kitchen
- Beautiful Split Level Rear Garden
- Generous 18ft Garage
- Extensive Off Road Parking
- Offered With No Onward Chain
- EPC Rating D / Council Tax Band D

Description

Offered with no onward chain, this attractive detached home occupies an enviable position within a quiet enclave of just four properties in the popular area of New Costessey.

Set well back from the road and enjoying a substantial plot, the property offers generous living accommodation, excellent parking provision and a beautifully maintained rear garden, making it an ideal choice for families and those seeking a peaceful yet well-connected location.

The accommodation is entered via a welcoming entrance hall, which benefits from two useful storage cupboards and provides access to all ground-floor rooms, together with the staircase rising to the first floor. A convenient cloakroom comprises a low-level WC and wash hand basin. The spacious sitting room is a particular highlight, featuring an attractive fireplace and providing an inviting space for both relaxation and entertaining. This opens through to the adjoining dining room, creating a versatile open-plan feel while retaining clearly defined living spaces. The dining room enjoys views over the rear garden and benefits from sliding patio doors providing direct access outside. The kitchen is fitted with a comprehensive range of wall and base units complemented by work surfaces and tiled splashbacks. Integrated appliances include an electric oven with four-ring gas hob and extractor hood above, while further features include inset spotlights, ample space for additional appliances and a door providing side access.

To the first floor, the landing leads to three well-proportioned bedrooms. Two bedrooms benefit from built-in wardrobes, whilst the third enjoys a useful built-in storage cupboard. Completing the accommodation is the family bathroom, fitted with a three-piece suite comprising a panelled bath with shower over, low-level WC and wash hand basin set within a vanity unit.

Outside

Externally, the property is approached via a long-shingled driveway serving just four homes, enhancing the sense of privacy and exclusivity. Set back from the approach, the property enjoys an attractive front garden laid mainly to lawn with established shrub borders, a pathway leading to the front entrance and gated side access. To the rear, the delightful split-level garden provides a wonderful outdoor space for families and keen gardeners alike. Predominantly laid to lawn and complemented by a separate patio seating area, the garden is enclosed by timber fencing and offers a high degree of privacy, together with rear gated access. Further enhancing the property's appeal is a generous garage measuring in excess of 18ft, complete with power, lighting, overhead storage and an up-and-over door. Beyond the garage, the grounds continue to provide extensive additional parking, easily accommodating multiple vehicles, a motorhome or caravan.

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.

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

South Norfolk District Council, Horizon Business Centre, Peachman Way, Norwich, NR7 0WF
Council Tax D

