



West End, Costessey, Norwich

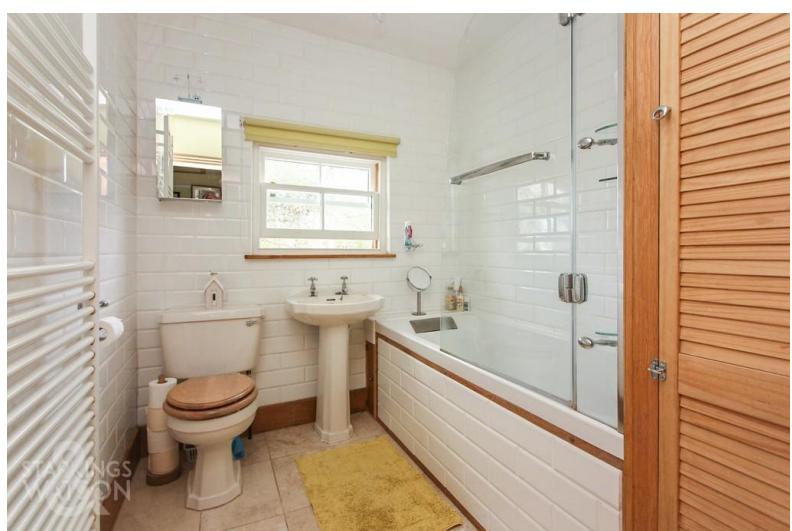
Guide Price £240,000 Freehold

Energy Efficiency Rating : TBC

- ✓ Grade II Listed Cottage
- ✓ Abundance of Character
- ✓ Two Formal Reception Rooms
- ✓ Galley Style Kitchen
- ✓ Two Double Bedrooms off Landing
- ✓ Modern Bathroom Suite
- ✓ Large & Private Garden
- ✓ Off Road Parking

To arrange an accompanied viewing please call our Costessey Office on 01603 336446





With an ABUNDANCE OF CHARACTER, and set within the popular setting of Old Costessey, this remarkable TWO BEDROOM GRADE II LISTED end of terraced COTTAGE, offers STUNNING KERB APPEAL, and continues throughout with a BEAUTIFULLY PRESENTED interior. The property begins with OFF ROAD PARKING to the front, leading to the impressive entrance, with arched door and space for hanging flower baskets. Leading straight into the SITTING ROOM, with an arched window inviting light, and a CAST IRON FIREPLACE. Moving into the DINING ROOM, with SOLID OAK DOORS throughout, you are greeted with TWO SASH STYLE WINDOWS, and an OPEN FIREPLACE. Furthermore a Galley style kitchen offers access to the rear garden. Upstairs you will find two DOUBLE BEDROOMS, with CAST IRON FIREPLACES, and a MODERN BATHROOM SUITE. Completing the property is the PRIVATE and SECLUDED garden, with two WATER FEATURES, various plants and flowers, along with two outdoor sheds, and a HIDDEN CORNER, containing an OUTBUILDING.

LOCATION

West End is only a short drive from Costessey, where within a short walk you will find various local amenities including shops, hardware store, post office etc. Local schooling is located close by up to Secondary level, whilst a wealth of public transport leads to Norwich and the nearby Retail Parks.

DIRECTIONS

You may wish to use your Sat-Nav (NR8 5AJ) but to help you...On leaving Norwich via the Dereham Road, proceed straight over the junction with Larkman Lane/Aldi. Take the right hand lane and turn right by the petrol station into Norwich Road. Follow the road until it turns into Town House Road. At the mini roundabout, take the first left turn onto West End, and the property can be found on the right hand side.

The property is approached with off road parking to the front, and gated side access to the rear garden. The frontage is well stocked with various plants, flowers and shrubs, whilst being bordered with low level hedging.

Arch topped entrance door to:

SITTING ROOM

11' 12" x 11' Max. (3.66m x 3.35m) Feature cast iron fire place, stripped wood flooring, radiator, arch topped window to front, television point, ceiling rose and coving, oak wood door to:

INNER HALL

Fitted carpet, stairs to first floor landing, oak wood door to:

DINING ROOM

11' 2" x 11' Max. (3.4m x 3.35m) Feature open fire place, stripped wood flooring, radiator, sash window to side and rear, built-in under stairs storage cupboard, picture rail, smooth ceiling, oak wood door to:

KITCHEN

8' x 6' 10" (2.44m x 2.08m) Fitted and free standing range of base level units with solid wood work surfaces, and inset ceramic butler sink, tiled splash backs, space for electric cooker, tiled flooring, space for washing machine, sash window to side, door to rear garden, smooth ceiling.

STAIRS TO FIRST FLOOR LANDING

Fitted carpet, oak wood doors to:

DOUBLE BEDROOM

11' x 10' 11" Max. (3.35m x 3.33m) Feature cast iron fire place, fitted carpet, radiator, arch topped window to front, smooth ceiling.

DOUBLE BEDROOM

11' 3" x 11' 1" Max. (3.43m x 3.38m) Feature cast iron fire place, fitted carpet, radiator, sash window to rear, built-in storage cupboard, smooth ceiling with loft access hatch, oak wood door to:

FAMILY BATHROOM

Three piece suite comprising low level W.C, pedestal hand wash basin, tiled bath with mixer shower tap and glazed shower screen, tiled flooring, heated towel rail, built-in airing cupboard housing wall mounted gas fired central heating boiler, sash window to rear, smooth ceiling.

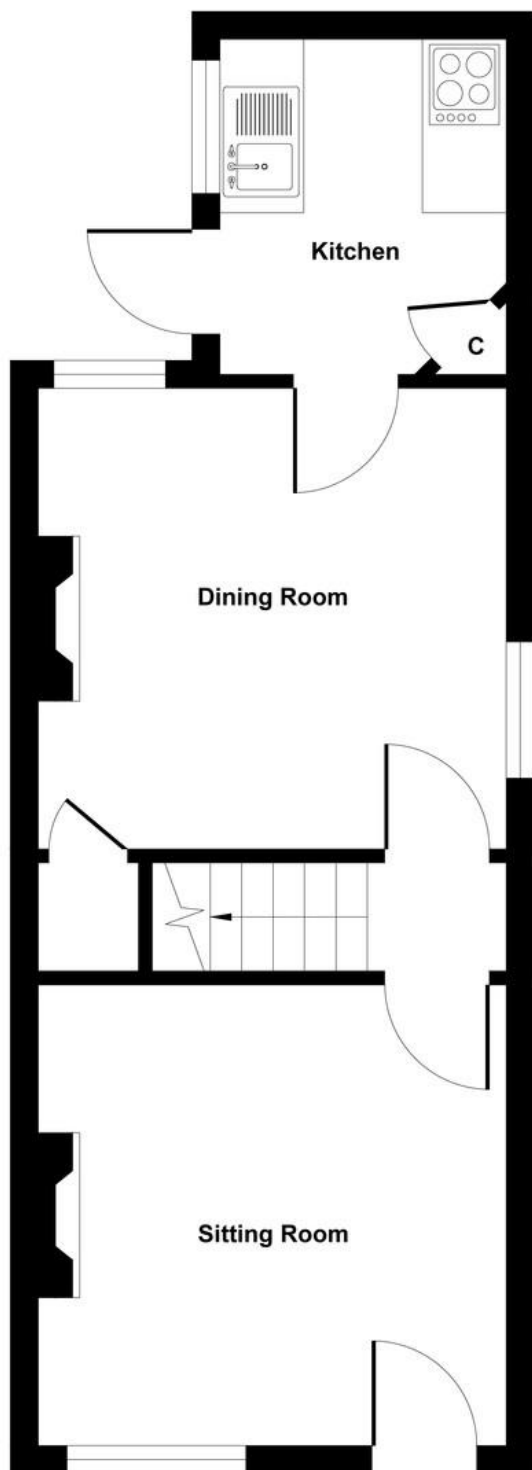
OUTSIDE REAR

Upon leaving the property via the kitchen you are immediately greeted with a small courtyard area, leading to the main garden which is mainly laid to paving with various plants, flowers and shrubs - all enclosed with timber panelled fencing. Leading from the paved area you pass two feature ponds, following the pathway round to a secluded spot which has an outbuilding perfect for a wood store.

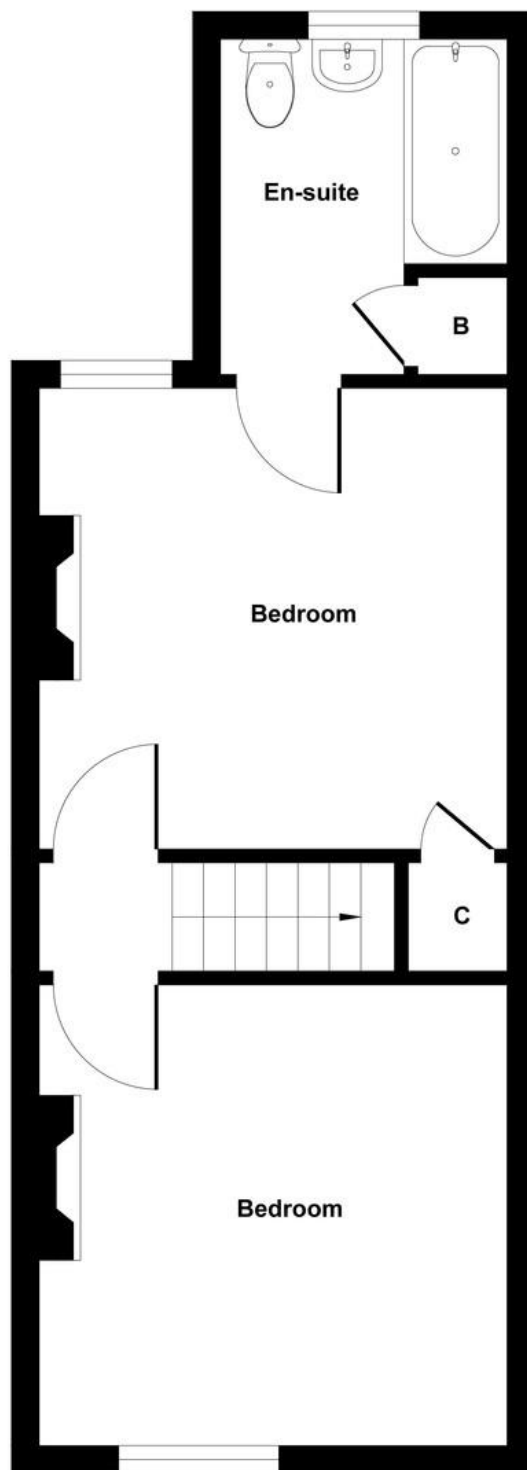
AGENTS NOTE

We have been made aware that the neighbouring property has right of way over the rear garden.





Ground Floor
Approximate Floor Area
339 sq. ft
(31.49 sq. m)
Approx. Gross Internal Floor Area 678 sq. ft / 62.98 sq. m



First Floor
Approximate Floor Area
339 sq. ft
(31.49 sq. m)



Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements

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