

SOWERBYS

Norfolk Property Specialists



26 The Street

Costessey, Norfolk, NR8 5DB

Guide Price £485,000



Viewing by appointment with our
Norwich Office 01603 761441 or norwich@sowerbys.com



26 THE STREET

26 The Street presents a rare and exciting opportunity in a secluded position in the heart of Old Costessey. Located at the end of a long shared private driveway, the property is an architect designed bungalow with spacious and versatile accommodation. It now offers enormous potential to upgrade and adapt or replace, subject to the necessary planning consents. The most significant feature of the property is the outstanding gardens and grounds which once formed part of a larger plot but now stretch to around half an acre (STMS). They were landscaped by the vendor's grandparents and have a wide array of established shrubs and mature specimen trees, presenting a beautiful backdrop for the property.

The front door opens to an entrance porch which leads to a spacious entrance hall. The living space is on the south west side of the property with large windows overlooking the garden. The kitchen has been fitted in a comprehensive range of wall and base units and is double aspect with a door to outside. It connects to the part vaulted sitting room with fireplace. A door leads to the study which has access to the rear terrace. Off the hall is a substantial boiler room which could be adapted for a variety of purposes, and which is large enough to become a further double bedroom, subject to the relevant consents.

The bedrooms are in two sections. The principal bedroom is to one side and has an en-suite shower room. There are two further double bedrooms and a family bathroom. Accessed from the outside is a store.

The property is approached via a shared private drive leading to parking for several cars. A path leads to the front door and a path also continues around the property. The property is well-placed within its plot, positioned to enjoy the southerly aspect to the rear and having excellent buffers between neighbours that allow for high levels of privacy and seclusion. In dividing the plot and building a house next door, the vendors have gone to great lengths to ensure the feeling of seclusion is maintained. The gardens are a very special feature of the property.



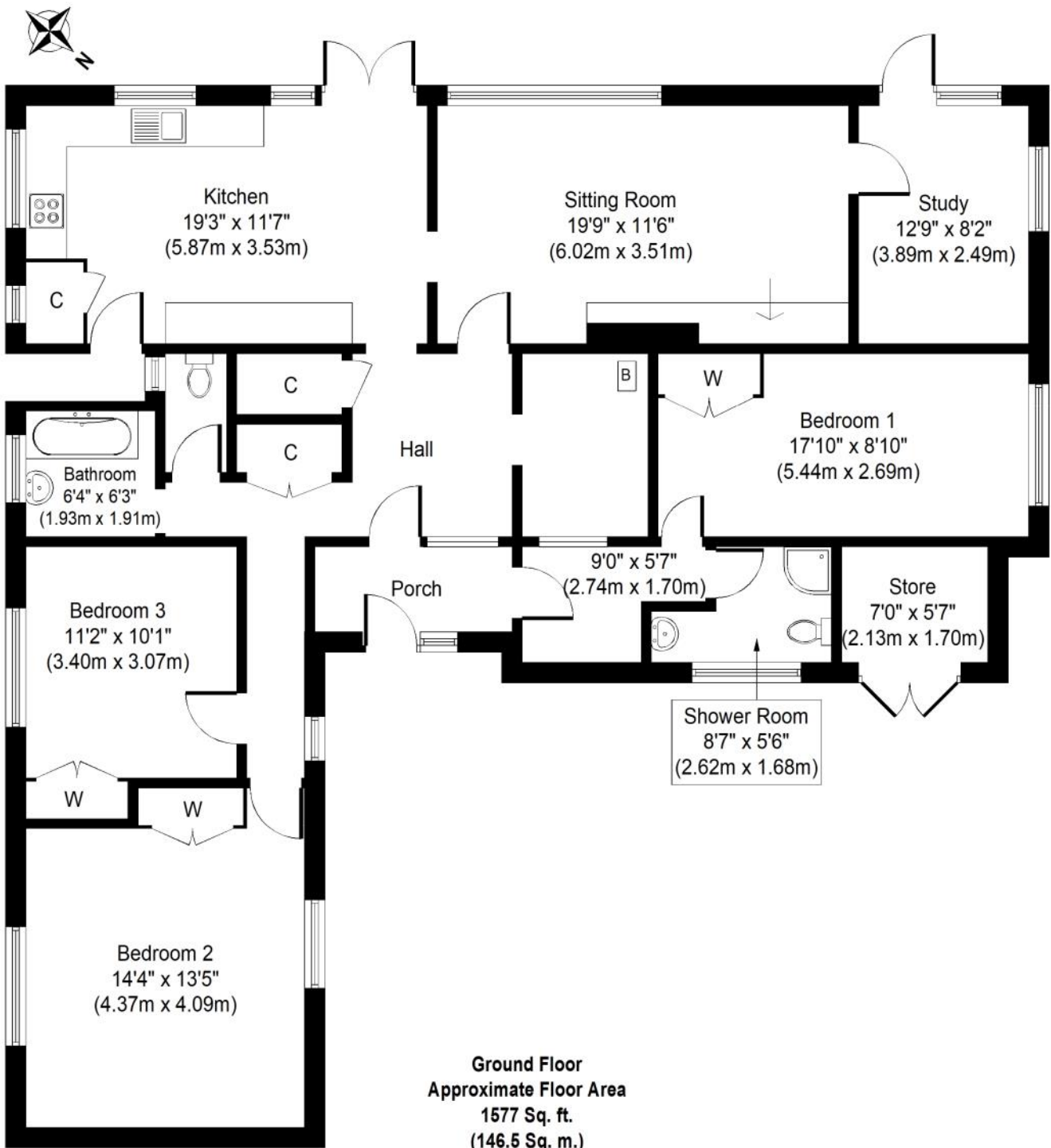
KEY FEATURES

- Detached Architect Designed Bungalow
- Living Space Oriented to the South West with Large Windows
- Dual Aspect Kitchen Opening to the Garden
- En-Suite Principal Bedroom
- Two Further Bedrooms and Family Bathroom
- Generous Plot of 0.5 Acre (STMS) in a Secluded Position
- Delightfully Landscaped Grounds with a South Facing Rear Garden and an Array of Mature Planting
- Ample Parking Space for Several Cars
- Excellent Potential to Upgrade or Replace (STPP)









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. 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.

COSTESSEY

Costessey is a desirable Norwich suburb. The area offers a wealth of amenities, including a Co-Op, Chemist's and the local Veterinary Surgery. The nearby St Edmunds Primary school offers fantastic education opportunities as well. There is also good access to the A47 Southern bypass and all major routes out of Norwich. The Cathedral City of city of Norwich has everything you would desire of a vibrant regional capital and has a real sense of history preserved. You will find a modern cultural feel with beautiful heritage, dynamic nightlife, sophisticated shopping and mouth-watering restaurants. Chantry Place Shopping Centre offers high end shopping, whilst the Norwich Lanes won the great British high street of the year with its many independent and unique businesses including shops, bars, cafés and restaurants. Norwich is the most complete medieval city in Britain and boasts two cathedrals as well as the castle with stunning architecture. There are also a number of sought after schools and colleges. The River Wensum flows throughout the city and offers boat rental and various pubs situated along the river itself. Every year in May, the city hosts the Norfolk and Norwich Festival, bringing cultural and exciting acts and performances to the city. Voted in the top 10 within a poll of the happiest places to live in Britain, the Cathedral City of Norwich offers access to all the major rail links and Norwich International Airport. Norwich is located approximately 40 minutes from the delightful North Norfolk coast rolling countryside, whilst still being a vibrant, ever evolving city.

SERVICES CONNECTED

Mains electricity and water. Gas fired central heating. Drainage is currently to a septic tank but will be connected to mains prior to completion of the sale.

COUNCIL TAX

Band D.

ENERGY EFFICIENCY RATING

E. Ref:- 9268-2012-7201-6761-7910

To retrieve the Energy Performance Certificate for this property please visit <https://find-energy-certificate.digital.communities.gov.uk/find-a-certificate/search-by-reference-number> and enter in the reference number above. Alternatively, the full certificate can be obtained through Sowerbys.

AGENT'S NOTES

- 1) The property is currently on a septic tank but the vendors will undertake to have the property connected to mains drainage prior to completion.
- 2) The vendors are building a property next door and any planning application on 26 The Street must have their approval. They will not unreasonably withhold consent.

Viewing by appointment with our Norwich Office:

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These particulars and measurements 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. No person in this firm's employment has the authority to make or give representation or warranty in respect of the property.

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