



## TRINITY COTTAGE

120 The Street, Old Costessey, Norwich, Norfolk, NR8 5DF

Guide Price £675,000

**BROWN & CO**

# TRINITY COTTAGE

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**Listed house of great character with four bedrooms, 2/3 reception rooms and grounds of around an acre (STMS), with side garden and separate access onto the road.  
Popular location with privacy.**

## DESCRIPTION

Trinity Cottage is Listed Grade II as a property of architectural and historic interest and retains a great deal of character, being set in private grounds and offering well arranged accommodation on two floors with suitable bedroom and living accommodation.

The layout works well, with a side entrance hall providing access to the kitchen and two main reception rooms, with stairs leading to the first floor. The bedrooms are arranged off the first floor landing, together with family bathroom and en-suite shower room.

The vendors have maintained the property well over the years and it is ready for immediate occupation, being in good decorative order throughout.

The grounds are more than adequate for a property of this size and type and extend to around one acre (STMS) being approached via a drive leading up past the side of the property. There is a side garden with separate access onto the road. The grounds are mainly laid to lawn with flower borders and there is a super terrace adjoining the rear of the property for use in the summer months.

The property will be of great interest to those buyers looking to acquire a family home in a prime residential area.



## LOCATION

Trinity Cottage is located in the sought after area of Old Costessey, being close to all amenities and schools and having good access to all routes, including the A47 trunk road. Access to the city of Norwich is good, with its wide range of amenities and there is easy access to Norwich airport as well.

## DIRECTIONS

Proceed out of Norwich on Dereham Road and continue towards the Norwich southern bypass. Turn right at the traffic lights adjoining the doctors' surgery into Longwater Lane. Continue down the hill into Old Costessey and at the T-junction turn right, following the road round which bears round to the left and the property will be seen on the right hand side.

## AGENT'S NOTES:

- (1) The photographs shown in this brochure have been taken with a camera using a wide angle lens and therefore interested parties are advised to check the room measurements prior to arranging a viewing.
- (2) Intending buyers will be asked to produce original Identity Documentation and Proof of Address before solicitors are instructed.

**VIEWING** Strictly by prior appointment through the selling agents' Norwich Office. Tel: 01603 629871



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		72   c
55-68	D		
39-54	E	54   e	
21-38	F		
1-20	G		





The Atrium, St George's Street, Norwich, Norfolk. NR3 1AB  
01603 629871 | [norwich@brown-co.com](mailto:norwich@brown-co.com)

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# The Street, Costessey, Norwich, NR8

Approximate Area = 1704 sq ft / 158.3 sq m

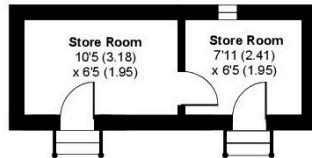
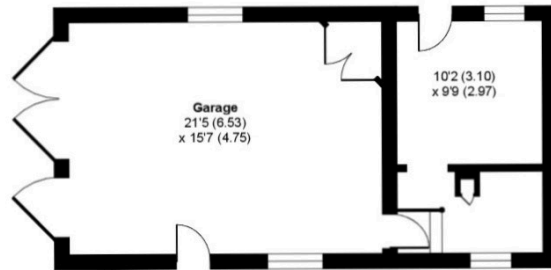
Limited Use Area(s) = 68 sq ft / 6.3 sq m

Garage = 509 sq ft / 47.2 sq m

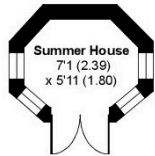
Outbuildings = 163 sq ft / 15 sq m

Total = 2444 sq ft / 227 sq m

For identification only - Not to scale

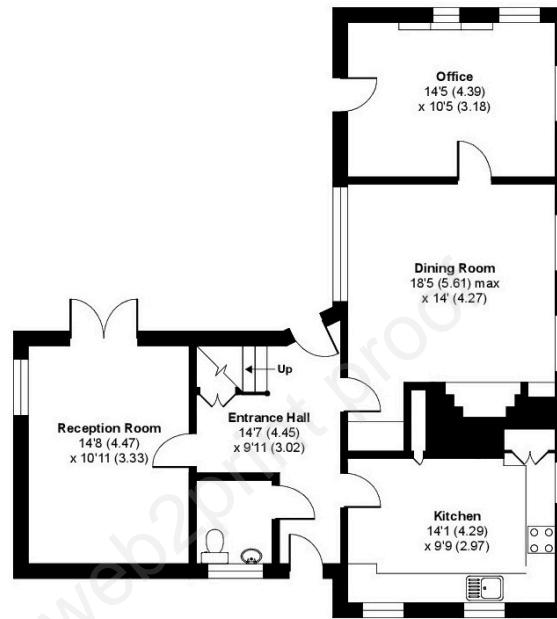


OUTBUILDING 1

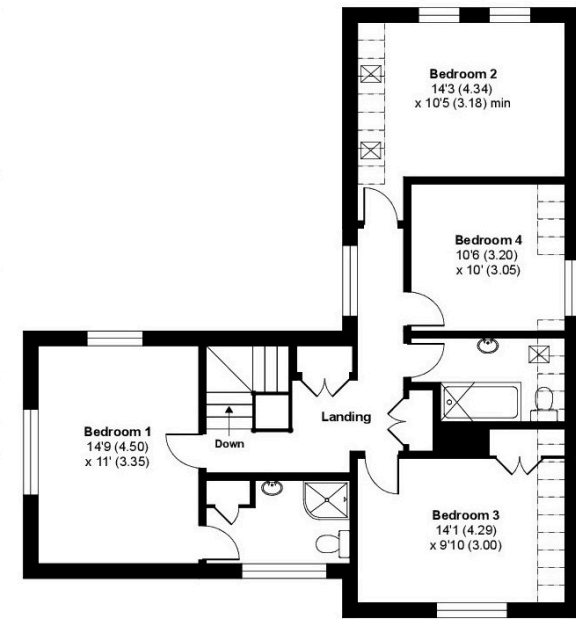


OUTBUILDING 2

Denotes restricted head height



GROUND FLOOR



FIRST FLOOR



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nlichecom 2021. Produced for Brown & Co. REF: 752225

## IMPORTANT NOTICES

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The Atrium, St George's Street, Norwich, Norfolk. NR3 1AB  
01603 629871 | [norwich@brown-co.com](mailto:norwich@brown-co.com)

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