



Meadow Road, Costessey, Norwich

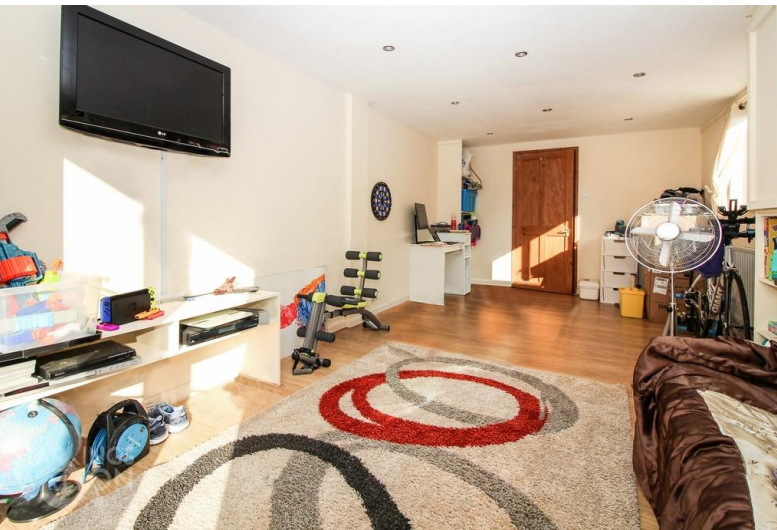
Guide Price £270,000 - £280,000 Freehold

Energy Efficiency Rating : D

- ✓ Semi-Detached Home
- ✓ Family Room and Home Office
- ✓ Open Plan Sitting/Dining Room
- ✓ Scope to Extend (stp)
- ✓ Three Bedrooms
- ✓ Bathroom and W/C
- ✓ Generous Gardens to Rear
- ✓ Off Road Parking and Storage Garage

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





BOASTING OVER 1300 SQFT of accommodation and with a plot that currently BACKS ONTO A PRIVATELY OWNED PADDOCK meaning the gardens are LANDSCAPED, largely laid to lawn and NON OVERLOOKED! This semi-detached home offers GENEROUS SPACES throughout including the OPEN PLAN SITTING/DINING ROOM and the FAMILY ROOM EXTENSION that was added to the rear of the garage. The garage itself has undergone a MINOR REMODEL and now houses both a STORAGE ROOM and a HOME OFFICE which adjoins the KITCHEN and CLOAKROOM. Heading upstairs A FAMILY BATHROOM is accessed off landing along with THREE BEDROOMS can be found of which one has a FANTASTIC VIEW to rear, and the main bedroom has BUILT IN WARDROBES with mirrored sliding doors. Within walking distance to LOCAL AMENITIES and excellent BUS ROUTE and with schools close by this is a PERFECT PROPERTY for growing into with ample space to EXTEND (stp).

LOCATION

Nearby you will find a variety of 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. To the rear of the property, access leads to the local play area and Marriott' Way for walks and cycling. A variety of bus routes lead to Norwich City Centre, with Longwater Retail Park located only a short drive with a park and ride bus service into Norwich.

DIRECTIONS

You may wish to use your Sat-Nav (NR5 0NF), but to help you...Leaving our Costessey Office on Norwich Road heading away from Dereham Road. Follow until the left hand turn for Hill Road appears, take this turning and half way up the road on the right hand side there is a turning onto Hall Road and then a final right turn onto Meadow Road where the property can be found on the left hand side.

AGENTS NOTE

The family room extension the vendor has informed us was in place at the point of her purchase and is single skin brickwork with insulation and central heating added.

Approached via a brick weave driveway which provides off road parking for multiple vehicles, access to the storage garage and main property.

The vendor has informed us the extended family room is single brick but is insulated with central heating. It was already in place at the point our vendor purchased.

uPVC obscure double glazed entrance door to:

ENTRANCE HALL

Recessed matting leading to wood effect flooring, radiator, stairs to first floor landing, door to:

SITTING AREA

14' 3" x 12' 4" (4.34m x 3.76m) Wood effect flooring, radiator, television and telephone point, uPVC double glazed window to front, door to kitchen, smooth coved ceiling, opening to:

DINING AREA

11' 10" x 8' (3.61m x 2.44m) Wood effect flooring, radiator, uPVC double glazed window to rear, smooth coved ceiling.

KITCHEN

11' 6" x 9' (3.51m x 2.74m) Fitted range of wall and base level units with complementary rolled edge work surfaces and inset one and a half bowl stainless steel sink and drainer unit with mixer tap, tiled splash backs, inset gas hob and built-in electric oven with extractor fan above, tiled flooring, space for washing machine, fridge freezer and dishwasher, built-in under stairs storage cupboard, uPVC double glazed window to rear, uPVC double glazed door to rear garden, smooth coved ceiling with recessed spotlighting, door to:

INNER HALL

Tiled flooring, opening to home office, door to:

CLOAKROOM

Two piece suite comprising low level W.C, wall mounted hand wash basin, tiled splash backs and flooring, radiator, extractor fan.

HOME OFFICE

8' 4" x 7' 11" (2.54m x 2.41m) Vinyl flooring, radiator, door to storage garage, coved ceiling, door to:

FAMILY ROOM

20' 8" x 10' 6" (6.3m x 3.2m) Wood effect flooring, radiator, uPVC double glazed windows to side x2, uPVC double glazed full height window and French doors to rear, smooth coved ceiling with recessed spotlighting.

STAIRS TO FIRST FLOOR LANDING

Fitted carpet, uPVC double glazed window to side, coved ceiling with loft access hatch, doors to:

FAMILY BATHROOM

Three piece suite comprising low level W.C, hand wash basin set within vanity unit with storage cupboard under and mixer tap over, shaped panelled bath with mixer tap, thermostatically

controlled shower and screen, tiled splash backs, chrome heated towel rail, uPVC obscure double glazed window to rear x2, smooth coved ceiling with recessed spotlighting and extractor fan.

DOUBLE BEDROOM

9' 2" x 8' 4" (2.79m x 2.54m) Fitted carpet, radiator, uPVC double glazed window to rear.

DOUBLE BEDROOM

12' 7" x 9' 2" (3.84m x 2.79m) Fitted carpet, radiator uPVC double glazed window to front, built-in airing cupboard, built-in double wardrobe with mirrored sliding doors.

BEDROOM

9' 7" x 7' 11" Max. (2.92m x 2.41m) Fitted carpet, radiator, uPVC double glazed window to front.

OUTSIDE REAR

Leaving the property via the kitchen door you step onto an area of patio which extends from the main property and leads to an area of decking and finally onto the main lawn with timber panelled fencing running along the boundaries and flowerbed borders. This leads to a low level brick wall with vegetable patch behind, timber storage shed and stable style building, beyond the rear boundary is a paddock which is not owned by this property, but you benefit from the views whilst on the first floor.

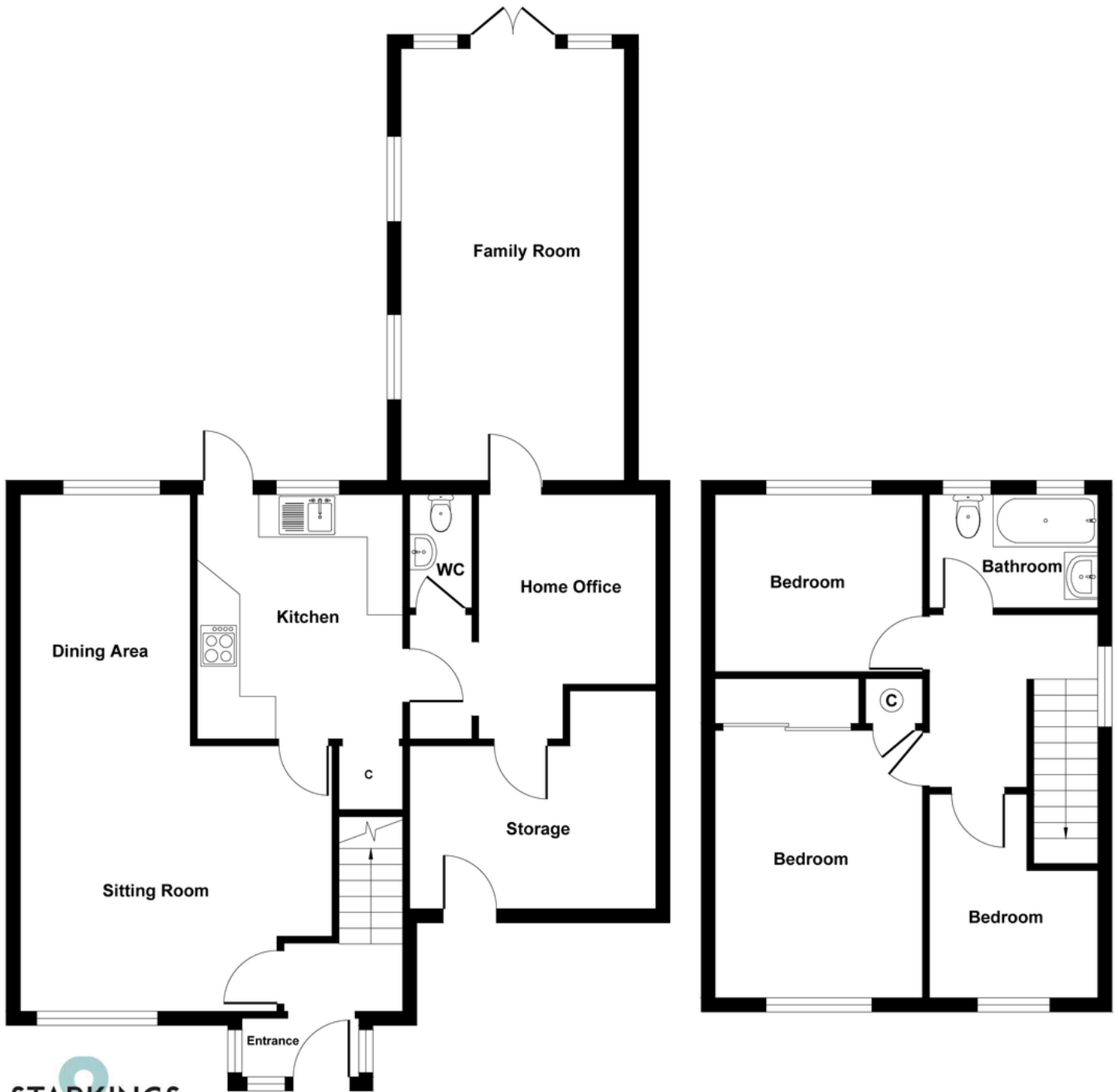
PARKING

Parking is provided off road for multiple vehicles to front.

STORAGE GARAGE

Power and light, uPVC obscure double glazed door to front.





Ground Floor
Approximate Floor Area
907 sq. ft
(84.26 sq. m)

First Floor
Approximate Floor Area
426 sq. ft
(39.57 sq. m)

Approx. Gross Internal Floor Area 1333 sq. ft / 123.83 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