



West Road, Costessey

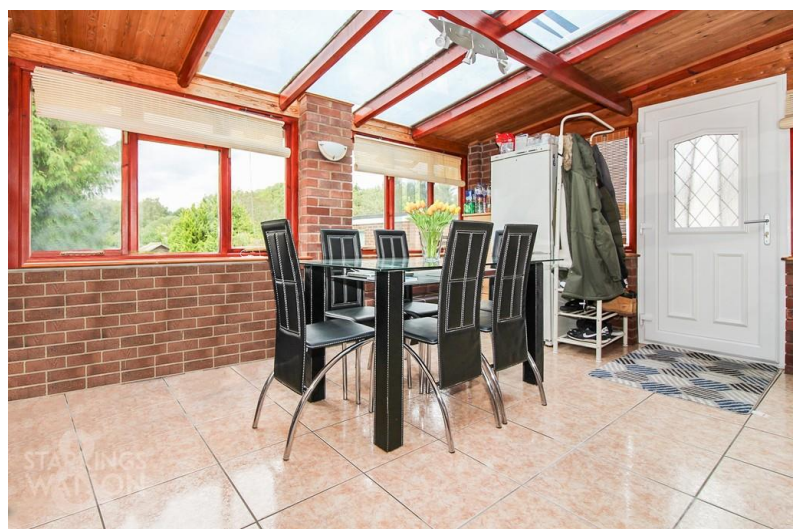
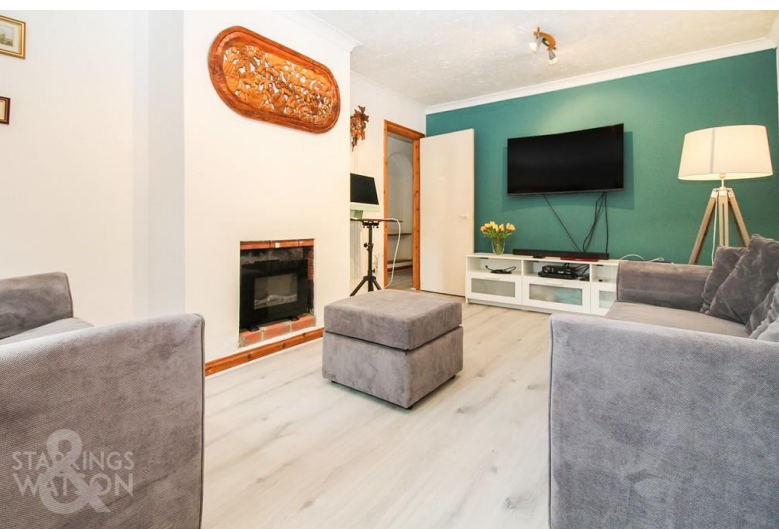
Guide Price £400,000 Freehold

Energy Efficiency Rating : E

- ✓ No Chain
- ✓ Detached Chalet
- ✓ Approx. 175ft Rear Garden
- ✓ Scope to Modernised & Extend
- ✓ Flexible Accommodation
- ✓ Four Bedrooms + Study
- ✓ Bathroom and W/C with Utility Area
- ✓ Off Road Parking, Garage and Outbuilding

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

**STARKINGS
&
WATSON**



NO CHAIN! Occupying a SOUGHT AFTER LOCATION on WEST ROAD and with a NON OVERLOOKED ASPECT TO REAR which can be enjoyed in the gardens the span 175FT from the back of the property to the boundary (stms). Within the plot there is a 24' TIMBER BUILT WORKSHOP, detached garage, PARKING TO FRONT as well as a front lawn and the DETACHED CHALET itself. The accommodation offers UNRIVALLED SCOPE TO MODERNISE / remodel and EXTEND (stp) with a KITCHEN/BREAKFAST ROOM, dining room and SEPARATE SITTING AREA, family bathroom and the STUDY which also houses the STAIRS TO THE FIRST FLOOR with the TWO BEDROOMS and a W/C with utility space accessed off the landing. Due to its proximity to the SCHOOLS and AMENITIES available within COSTESSEY and the fact there is no THROUGH ROAD this property is perfect for those seeing a FAMILY HOME or an ESCAPE from the rat race.

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 0NE), 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 left on to Meadow Road where the property can be found on the right hand side.

Set behind a low level brick wall with gates leading to the main property. There is side access that runs along side to the garage and into the rear garden.

Composite entrance door to:

ENTRANCE HALL

Wood effect flooring, radiator, built-in storage cupboard, recessed spotlighting, doors to:

DOUBLE BEDROOM

11' 5" x 10' 11" (3.48m x 3.33m) Fitted carpet, radiator, double glazed window to front, coved ceiling. Furniture can be included with the sale of this property.

DOUBLE BEDROOM

10' 11" x 7' 5" (3.33m x 2.26m) Fitted carpet, radiator, double glazed window to side, smooth ceiling.



SITTING ROOM

15' 6" x 10' 11" (4.72m x 3.33m) Wood effect flooring, radiator, space for electric fire, double glazed window to side and sliding patio doors to:

GARDEN ROOM/DINING ROOM

14' 8" x 11' 9" (4.47m x 3.58m) Of brick and uPVC construction with tiled flooring, double glazed windows to side and rear, uPVC double glazed door to garden, door to:

KITCHEN

12' 3" x 11' 2" Max. (3.73m x 3.4m) 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, space for electric or gas cooker, parquet flooring, space for dishwasher, fridge freezer and a breakfast table, floor standing gas fired central heating boiler, electric fuse box and meters, radiator, double glazed windows to side and rear, coved ceiling.

FAMILY BATHROOM

Four piece suite comprising low level W.C, pedestal hand wash basin, panelled bath, shower cubicle with thermostatically controlled shower, tiled splash backs, wood effect flooring, obscure double glazed window to side, smooth ceiling.

STUDY

11' 2" x 8' 1" (3.4m x 2.46m) Fitted carpet, radiator, double glazed windows to front and side, stairs to first floor landing, coved ceiling.

STAIRS TO FIRST FLOOR LANDING

Fitted carpet, eaves storage space, doors to:

DOUBLE BEDROOM

13' x 12' 11" Max. Some Restricted Height. (3.96m x 3.94m) Fitted carpet, radiator, uPVC double glazed window to front.

WC

Two piece suite comprising low level W.C, pedestal hand wash basin, vinyl tiled flooring, space for washing machine and tumble dryer, velux window.

DOUBLE BEDROOM

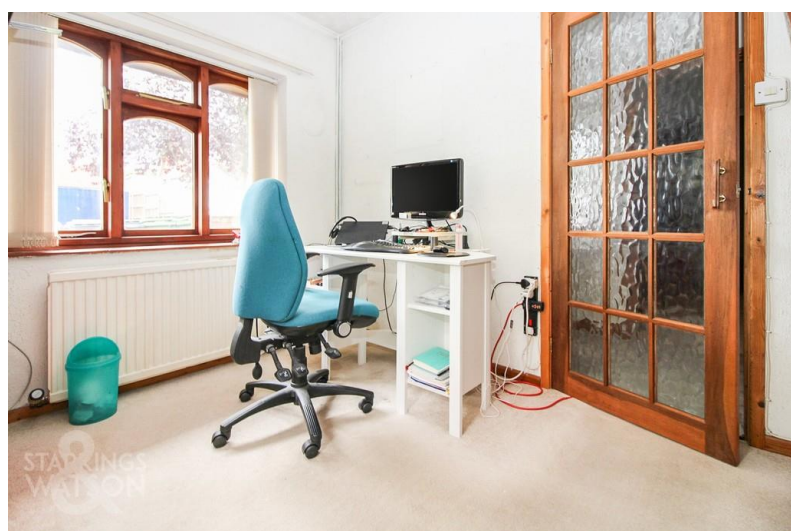
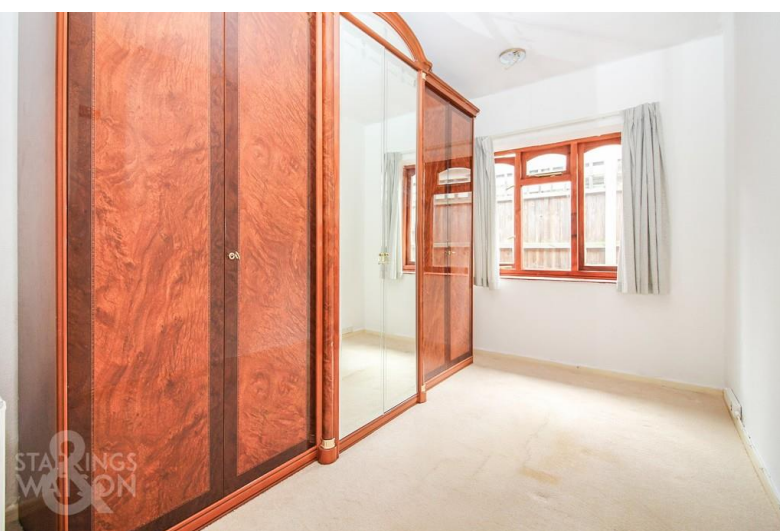
16' 1" x 13' 2" Max. (4.9m x 4.01m) Fitted carpet, radiator, double glazed window to rear, eaves storage cupboards, built-in storage cupboard.

OUTSIDE REAR

Leaving the property via the garden room doors there are steps down to the main garden which is laid to lawn and runs for approximately 175 ft (stms). With the grounds there is a detached garage and workshop with a non overlooked aspect to the rear, a hard standing pathway leads to the front of the property.







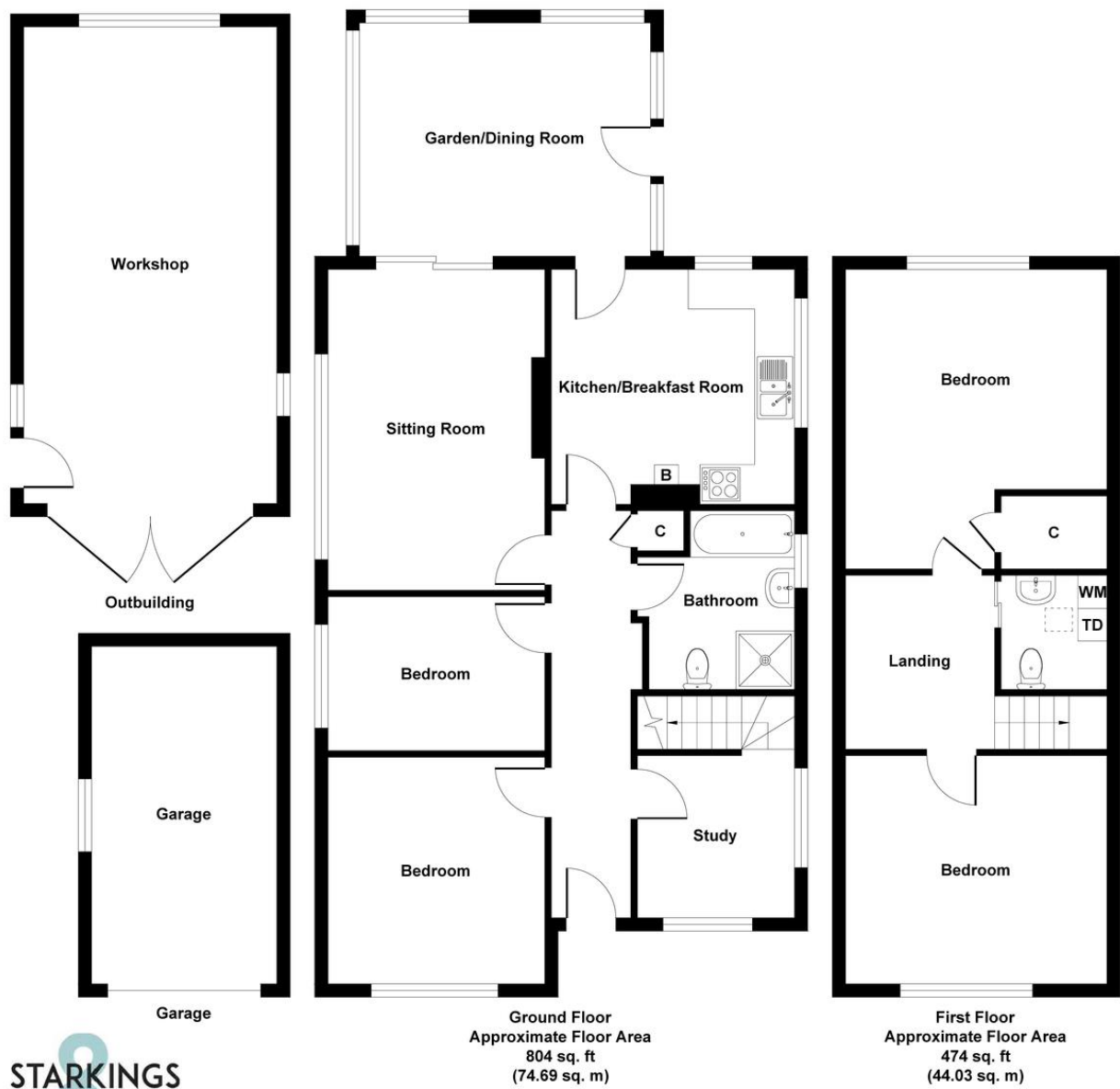
GARAGE

17' x 9' 4" (5.18m x 2.84m) Up and over door to front, window to side, power and light.

WORKSHOP

24' x 12' 9" (7.32m x 3.89m) Windows to both sides, door to side, double doors to front, window to rear.





Approx. Gross Internal Floor Area 1278 sq. ft / 118.72 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