



## Norwich Road, Costessey

Guide Price £230,000 Freehold

Energy Efficiency Rating : C

- ✓ Owner Has Found!
- ✓ Semi-Detached Home
- ✓ Kitchen/Dining Room
- ✓ Sitting Room with Gas Fire
- ✓ Close to Amenities & Bus Route
- ✓ Two Bedrooms
- ✓ Landscaped Gardens to Rear
- ✓ Parking for Multiple Vehicles

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

**STARKINGS  
& WATSON**





Owner has found! This TWO BEDROOM semi-detached home with SCOPE TO EXTEND and REMODEL (stp) is set on the popular Norwich Road in Costessey. Upon entering the ENTRANCE HALL, stairs lead to the first floor with a door to the SITTING ROOM. Continuing through the accommodation to the KITCHEN/DINING ROOM with the CENTRAL HEATING BOILER and a useful larder cupboard. Upstairs TWO BEDROOMS can be found and the FAMILY BATHROOM. Stepping outside, there is a hard standing footpath with PLUM SLATE BORDERS and access to the SHEDS and LAWNED GARDENS. To the end of the rear garden there is pedestrian ACCESS TO A PRIVATE LANE with potential to change to vehicular access gates if required.

#### LOCATION

Being located centrally within 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.

#### DIRECTION

You may wish to use your Sat-Nav (NR5 0EH), but to help you...Leaving Norwich along the Dereham Road, continue straight over the roundabout. At the first set of traffic lights continue straight over, turning right at the second set onto Norwich Road. Follow the road along, passing

the first sets of shops and local amenities, you will then find the property on the right hand side as indicated by our 'For Sale' board.

Approached via a hard standing footpath that passes the off road parking and front lawned gardens leading to the main property.

uPVC obscure double glazed entrance door to:

#### ENTRANCE HALL

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

#### SITTING ROOM

11' 11" x 10' 11" (3.63m x 3.33m) Inset gas fire with marble hearth and timber surround, fitted carpet, television point, uPVC double glazed window to front, coved ceiling, door to:

#### KITCHEN/DINING ROOM

14' x 8' 11" (4.27m x 2.72m) Fitted range of wall and base level units with complementary rolled edge work surfaces and inset bowl stainless steel sink and drainer unit with mixer tap, tiled splash backs, space for electric cooker, fridge freezer, washing machine and tumble dryer, tiled flooring, radiator. With uPVC double glazed window to rear x2, built-in under stairs storage cupboard, cupboard housing the wall mounted gas fired central heating boiler, further built-in cupboard housing electric fuse box, smooth coved ceiling with recessed spot lighting.

### STAIRS TO FIRST FLOOR LANDING

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

### DOUBLE BEDROOM

11' 1" x 11' (3.38m x 3.35m) Period fire place with tiled hearth, fitted carpet, radiator, uPVC double glazed window to front, built-in single wardrobe with uPVC double glazed window to front, smooth ceiling.

### DOUBLE BEDROOM

9' 11" x 7' 11" (3.02m x 2.41m) Fitted carpet, radiator, uPVC double glazed window to rear overlooking the landscaped gardens, smooth ceiling.

### SHOWER ROOM

Three piece suite comprising low level W.C, pedestal hand wash basin, shower cubicle with electric shower, tiled walls and flooring, chrome heated towel rail, uPVC obscure double glazed window to rear, smooth ceiling with built-in extractor fan.

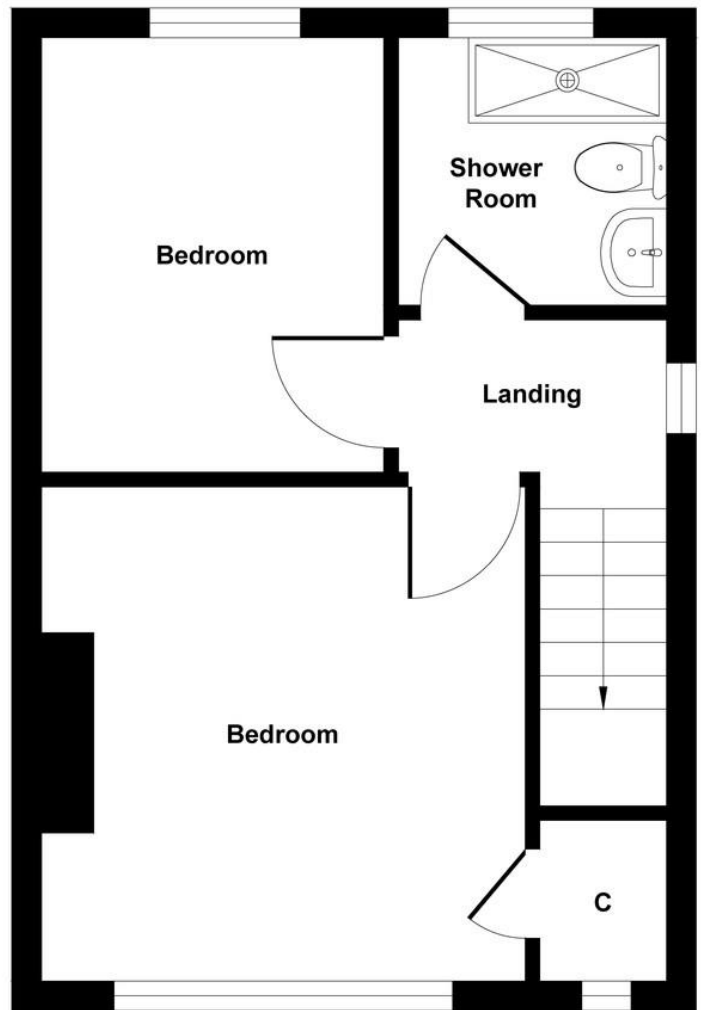
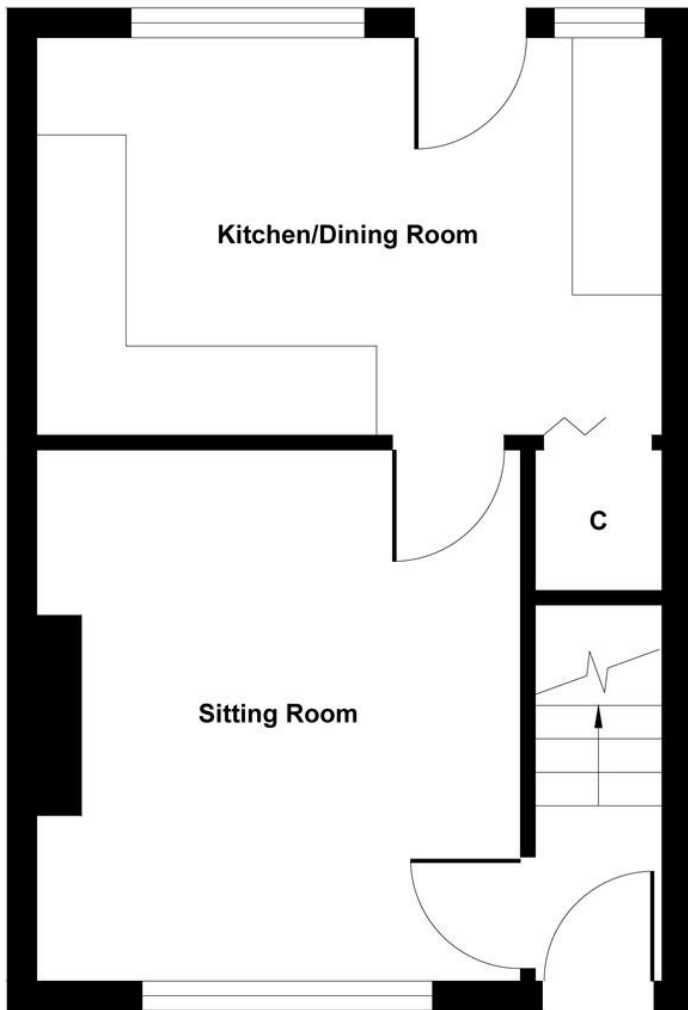
### OUTSIDE REAR

Leaving the property via the kitchen door, there are steps that lead to the recently landscaped garden which features two footpaths with brick borders with plum slate between that take you down the gardens towards the generous lawned area. Two timber staorage sheds can be found and to the rear boundary a fence and pedestrian gate which leads to the lane behind. Potential exists to change the pedestrian gate to vehicular access gates.

### PARKING

Parking is provided to front for multiple vehicles.





**Ground Floor**  
**Approximate Floor Area**  
**296 sq. ft**  
**(27.49 sq. m)**

**First Floor**  
**Approximate Floor Area**  
**296 sq. ft**  
**(27.49 sq. m)**

**Approx. Gross Internal Floor Area 592 sq. ft / 54.98 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