



Townhouse Road, Costessey - NR8 5BY

**STARKINGS  
& WATSON**

HYBRID ESTATE AGENTS

## Townhouse Road

Costessey, Norwich

Occupying a RARELY AVAILABLE position situated on TOWNHOUSE ROAD connecting both Old and New Costessey, this DETACHED HOME occupies a 0.3 ACRE PLOT (stms), featuring IMMACULATE, family sized accommodation SPANNING OVER 1900 SQ FT (stms). An entrance porch with CLOAK and BOOT STORAGE SPACE leads on to a SPACIOUS ENTRANCE HALL, study, L-SHAPE SITTING/DINING ROOM which is centred around the MULTI-FUEL BURNER, SLIDING PATIO DOORS lead on to the garden room, a cloakroom and FITTED KITCHEN with the adjacent UTILITY ROOM finishing the GROUND FLOOR ROOMS. Upstairs the FAMILY BATHROOM is accessed off landing with THREE BEDROOMS of which two enjoy FIELD VIEWS to front and two take in the BEAUTIFUL REAR GARDENS, the main bedroom also features an EN SUITE SHOWER ROOM. There is a personnel door to the INTEGRAL DOUBLE GARAGE with electric charge point and ROLLER DOOR to front with OFF ROAD PARKING, approached via a PRIVATE DRIVEWAY.



Council Tax band: F

Tenure: Freehold

EPC Energy Efficiency Rating: D

- Approx. 0.3 Acres (stms)
- Deceptively Spacious Accommodation
- L-Shape Sitting/Dining Room
- Bathroom, En Suite & Cloakroom
- Manicured Gardens to Rear
- Off Road Parking & Double Garage

Townhouse Road in Costessey is within a short walk of 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.

#### SETTING THE SCENE

Set back from the road and approached via a sloped shingle driveway that bends slightly with raised railway sleeper beds guiding you to the open parking area which leads to the double garage which offers an electric roller door to front, power, lighting and an electric vehicle charge point. There is access to the main property and to the gardens adjacent to the property.



## THE GRAND TOUR

Stepping inside, you are first met with an all glass porch entrance with tiled flooring underfoot before stepping into the main entrance lobby also with tiled flooring, stairs towards the first floor and ample space to potentially create ground floor living accommodation with the study and cloakroom. The cloakroom to your right features a part tiled surround, frosted glass window to the front and wall mounted heated towel rail while slightly down the hallway the study can be found. Overlooking the front garden with radiator below the window with carpeted flooring underfoot this room could be versatile in its use as a potential bedroom. Directly adjacent the front door is the entrance into the kitchen, an L shaped space offering an array of wall and base mounted storage set around square edge work surfaces with integrated appliances included an integrated microwave, dishwasher, fridge, freezer and eye level electric oven with inset electric hob and extraction above with views over the rear garden courtesy of the large uPVC double glazed windows to the rear. Through from here you can find the utility room with inlet and plumbing for washing machine and tumble dryer plus additional storage and direct access into the double garage and into the garden beyond. To your right from the central hallway is the fantastically spacious L shaped sitting room and dining room with views over both the front and rear gardens with all carpeted flooring underfoot set around the feature multi fuel burner ideal for those cosier evenings. This space again could be versatile in its use or layout as a new potential owner sees fit measuring some 475 Sq. Ft (stms) in total. Through the sliding doors, you will find yourself in the garden room with double glazed window surrounding and uPVC French doors directly into the rear garden. The central landing on the first floor grants access to all three sizable double bedrooms as well as the three piece family bathroom predominantly backed with sandstone effect aqua boarding, frosted glass window to the rear and a heated towel rail.

The first of the double bedrooms can be found to your left, a generously sized dual aspect room with views over the rear garden and distant views towards the river Tudd at the front. This room also benefits from built in storage and leaves ample floor space for additional soft furnishings. In between the two larger bedrooms is the smaller yet still double sized bedroom with front facing aspect. This room currently functions as a dressing room however would make the ideal double bedroom too whilst the main bedroom sits at the end of the hallway again with views over the river Tudd and into the rear garden. This room benefits from multiple built in storage and wardrobe areas as well as a modern style ensuite with predominantly tiled surround, walk in shower unit and wall mounted heated towel rail.

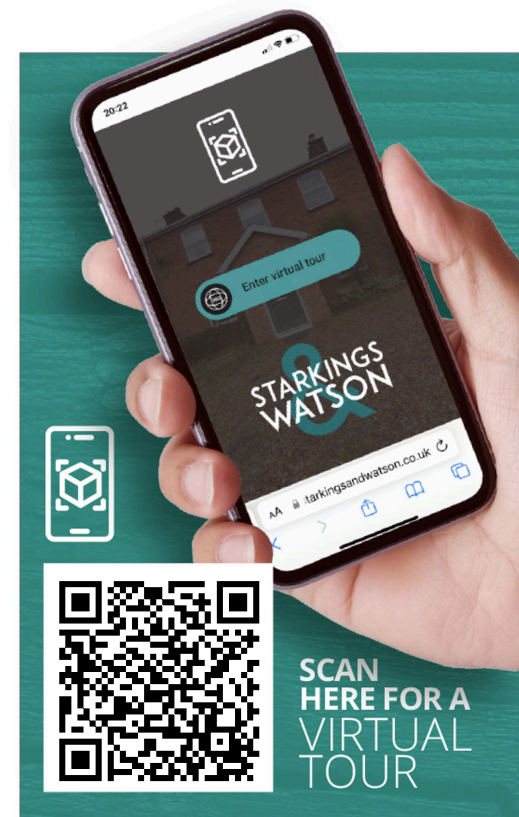
## FIND US

Postcode : NR8 5BY

What3Words : ///logo.refuse.nail

## VIRTUAL TOUR

View our virtual tour for a full 360 degree of the interior of the property.



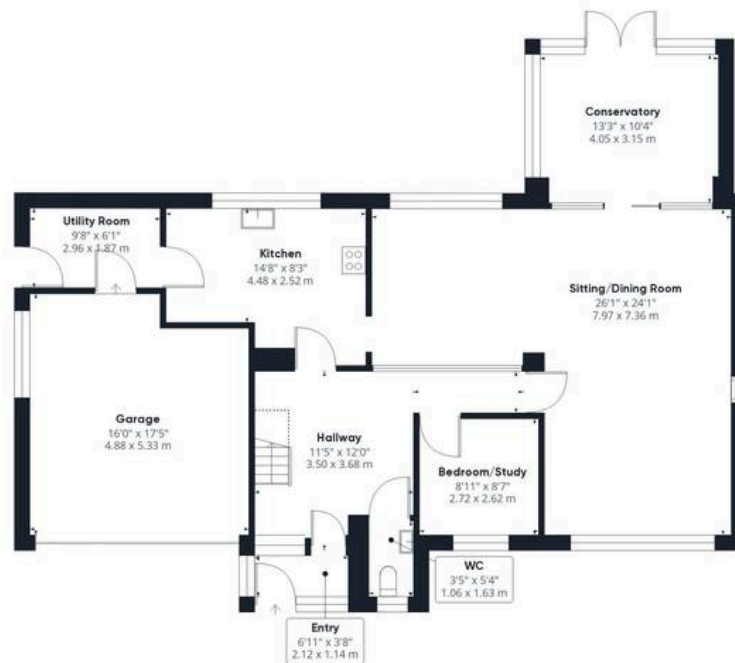




## THE GREAT OUTDOORS

Stepping outside, the gardens have been landscaped and manicured by the vendors with areas of lawn, patio, raised and recessed flower bedding, shrubbery, trees and high level hedging meaning that there is foliage in abundance! Due to its position the garden benefits from the south sun throughout the day and is a real sun trap





Ground Floor

**Approximate total area<sup>(1)</sup>**

2080.45 ft<sup>2</sup>  
193.28 m<sup>2</sup>

**Reduced headroom**

21.64 ft<sup>2</sup>  
2.01 m<sup>2</sup>



Floor 1

(1) Excluding balconies and terraces

**Reduced headroom**

Below 5 ft/1.5 m

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations are based on RICS IPMS 3C standard.

**GIRAFFE 360**



## Starkings & Watson Hybrid Estate Agents

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