



10 WEST ROAD

Costessey, Norwich, Norfolk, NR5 0NE

£395,950

BROWN & CO

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DESCRIPTION

No. 10 West Road comprises a detached four-bedroom chalet bungalow positioned within a sought-after location in the quiet suburb of Costessey. The property enjoys well-arranged accommodation on two floors and will be of interest to buyers seeking a home with scope to modernize, improve and extend.

The property is approached via the front into a spacious entrance hall with access to the principal sitting room, kitchen breakfast room, two double bedrooms, study and a family bathroom. The garden room is positioned to the rear and boasts fine views down towards the gardens.

To the first floor there are two double bedrooms and a WC positioned off the main landing.

To the outside the property enjoys parking for several vehicles via the driveway and some additional parking on the front lawn if required. There is a detached garage with power and light and an additional 24' timber-built workshop which acts as an excellent space for a number of purposes. The gardens are a major feature to the property and extend to approximately 175ft to the boundary.

Services – mains water, mains drainage, mains gas, mains electricity.

LOCATION

Costessey is located on the west side of Norwich, only around 4 miles from the city centre and conveniently located for access to the Norfolk & Norwich University Hospital, University of East Anglia and the Norwich Research Park. There is a regular bus service from the area on the Norwich Road to the city, and very good access to the A47 Norwich southern bypass. Local amenities include a community village hall, infant school, shops, medical centre and Bowthorpe southern park on the banks of the River Yare.

DIRECTIONS

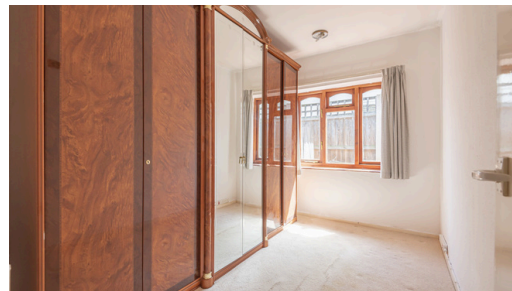
Head away from Norwich along the A1074 Dereham Road and proceed into Costessey. Go over the crossroads and moving into the right-hand lane take the next right before the BP garage onto Norwich Road. Follow Norwich Road proceeding down a long hill until you reach Hill Road, turn left into Hill Road and take the first right into Hall Road. At the end of Hall Road turn left into West Road and the property is located on the right.

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		84 B
69-80	C		
55-68	D		
39-54	E	46 E	
21-38	F		
1-20	G		

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