

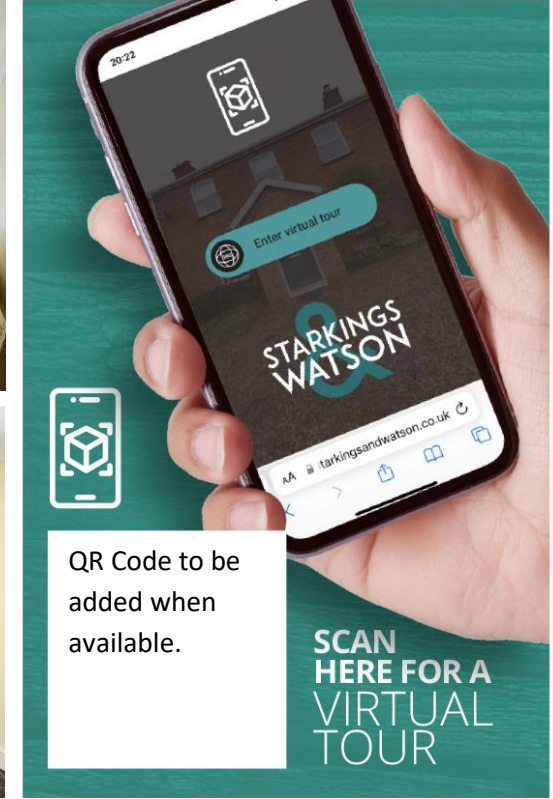
HINSHALWOOD WAY

Costessey, Norwich NR8 5BN

Freehold | Energy Efficiency Rating : C

To arrange an accompanied viewing please pop in or call us on 01603 336446

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**STARKINGS
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- Detached Family Home
- Substantial 0.25 Acre Plot (stms)
- Approx. 1586 Sq. ft (stms)
- Four Double Bedrooms & Study
- En Suite, Bathroom and W/C
- Elevated Position & Excellent Curb Appeal
- Tree Lined Rear Aspect
- Double Garage & Off Road Parking

IN SUMMARY

NO CHAIN. With over 1580 Sq. ft (stms) of accommodation and occupying a 0.25 acre plot (stms) with a TREE LINED rear ASPECT, this LARGE FAMILY HOME offers huge potential, HAVING UNDERGONE a KITCHEN UPGRADE and SIGNIFICANT LANDSCAPING to the GARDEN in recent months. With AMPLE off road PARKING and a DOUBLE GARAGE, the property enjoys an ELEVATED POSITION and views down the road. This ESTABLISHED LOCATION is sought after for those seeking a PRIVATE SETTING, and is ready for a new owner to put their own mark on the interior. The property offers THREE RECEPTION ROOMS, open plan KITCHEN/DINING ROOM, separate UTILITY ROOM and CLOAKROOM to the ground floor. With a LARGE HALL ENTRANCE and PORCH to front, stairs lead to the GALLERIED LANDING where FOUR BEDROOMS all with WARDROBES lead off, including the main bedroom with EN SUITE and further FAMILY BATHROOM. The GARDENS are arranged in several sections, and with LANDSCAPING, a larger OPEN FEEL could be enjoyed.

SETTING THE SCENE

Set back from the road and enjoying an elevated position, a large turning circle leads to the private hard

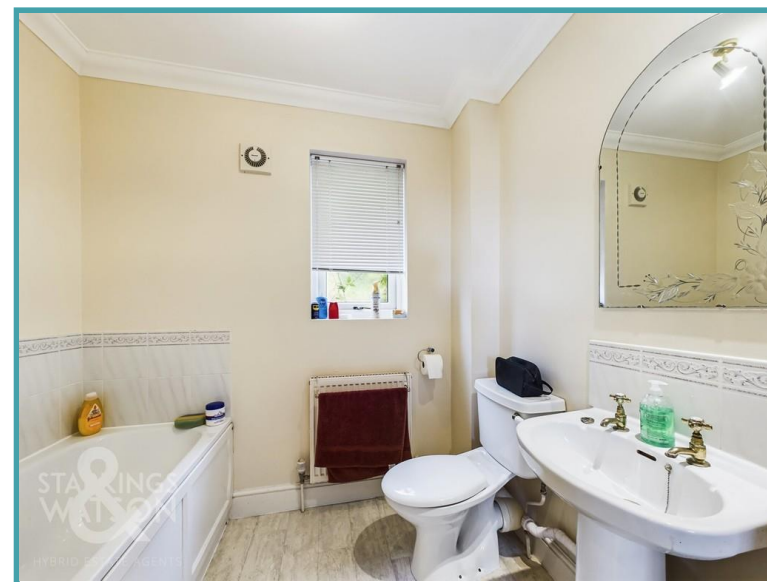
standing driveway and lawned frontage. There is ample parking, with access leading to the main property and double garage.

THE GRAND TOUR

Heading inside, a porch entrance offers floor to ceiling glazed windows, with a door to the main entrance hall. With the galleried landing in front of you, this impressive entrance offers storage and access to the principal reception rooms.

Starting with the sitting room, this long dual aspect room includes a feature fire place, and attractive views down the road and to the tree lined rear garden. Double doors open up for seamless entertaining into a formal dining room, with fitted carpet and a door into the entrance hall. There is clear potential to open plan the dining room into the adjacent kitchen, creating a large open plan kitchen/living space. At present, there is ample space to also dine in the kitchen, with tiled effect flooring under foot, and ample cupboard storage to three sides. Integrated cooking appliances are included, along with a dishwasher and fridge. The next door utility room offers further cupboard and work space, along with space for white laundry goods. A useful side access door and the gas fired central heating boiler can also be found. Back into the hall, doors also lead to the cloakroom and study - with views down Hinshalwood Way.

From the galleried landing, four bedrooms can be found - all with built-in wardrobes. The main bedroom includes a tiled en suite shower room with storage, whilst the family bathroom incorporates a bath and shower cubicle.



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



THE GREAT OUTDOORS

The rear garden is split level and offers a newly landscaped expanse, with a low maintenance feel directly to the rear, with a large lawned expanse beyond. From the rear, a brick weave and shingled area can be found, with outside water supply, with access to the garage and utility room. Steps lead up to a secluded raised garden and secluded seating area. The double garage offers up and over doors to front, storage above, power and light.

OUT & ABOUT

Hinshalwood Way is on the outskirts of Old Costessey, only a short drive from the amenities available in New Costessey, Norwich and the Longwater Retail park - but it feels like you are miles from civilization! A true escape to the country, with a tree-lined approach and greenery as far as the eye can see. Nearby you will find a variety of local amenities including shops, hardware store, post office, doctors surgery 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. 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. Within easy reach is Taverham Mill ideal for anglers and walkers, and the popular Marriott's Way a 26 mile footpath, bridleway and cycle route which is ideal for families who wish to be close to nature.

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VIRTUAL TOUR

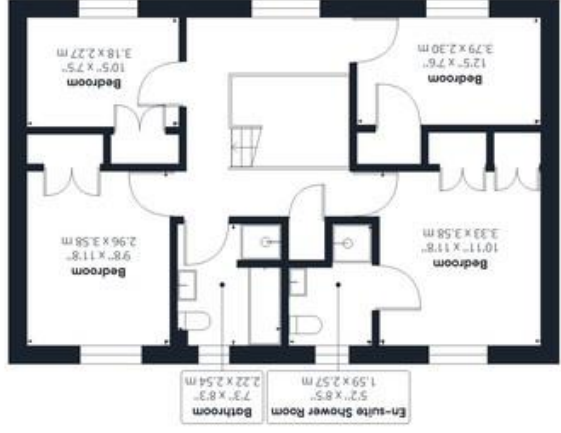
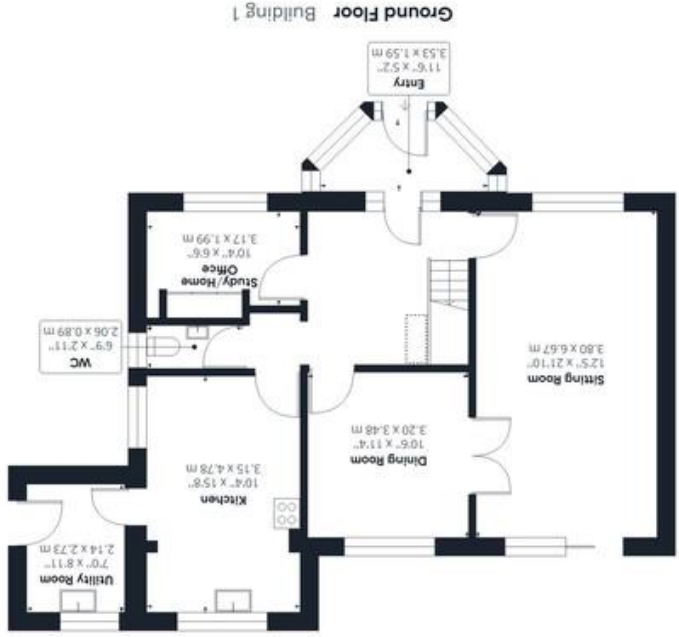
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Price:



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Approximate total area⁽¹⁾
 1586.48 ft²
 147.39 m²

Reduced headroom
 4.63 ft²
 0.43 m²

(1) Excluding balconies and terraces

Reduced headroom
 (below 1.5m/4.92ft)

GIRAFFE360
 While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.