

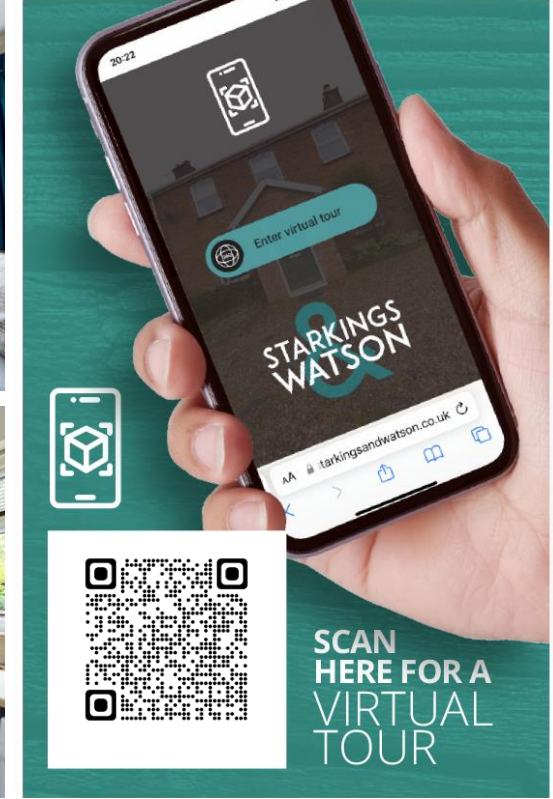
WEST END

# Costessey, Norwich NR8 5AJ

Freehold | Energy Efficiency Rating : E

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

# FOR SALE PROPERTY



arla | propertymark

PROTECTED

naea | propertymark

PROTECTED



For our full list of available properties, or for a FREE INSTANT online valuation visit

[starkingsandwatson.co.uk](http://starkingsandwatson.co.uk)



# STARKINGS & WATSON

- Popular Residential Location
- Semi-Detached Bungalow
- Spacious Driveway & Garage
- Bay Fronted Sitting Room
- Two Double Bedrooms
- Fitted Kitchen
- Dining/Breakfast Room
- Private Non-Overlooked Gardens

#### IN SUMMARY

**VENDOR FOUND!** Occupying a **NON-ESTATE SETTING**, this semi-detached bungalow offers a **GREEN** and **LEAFY SETTING**, with a rear access to **LONGWATER LANE PARK**. With **AMPLE PARKING** to front and a **GARAGE** which is set back, the property enjoys a sizeable plot with a raised **REAR GARDEN**, with huge potential for further **LANDSCAPING** if required. **RARELY** does such a **PRIVATE** and **NON-OVERLOOKED SETTING** become available, whilst having a property which is **IMMACULATELY PRESENTED** and ready to move in. With the front **WINDOWS** and **DOORS** replaced in recent years, along with **RENOVATION** to the **ROOF**, the property offers a hall entrance, **BAY FRONTED SITTING ROOM**, two double bedroom, **WET ROOM**, **KITCHEN** and **GARDEN ROOM** to the rear. Whilst there is **POTENTIAL** to **EXTEND** (stp), the property is flexible and can be used in multiple ways.

#### SETTING THE SCENE

West End offers a mixture of properties, including various character and cottage style homes. All separated with space and attractive frontages, the

property is set back with a low level brick wall to front. The driveway offers a mixture of shingle and hard standing, bordered with planting and grass.

#### THE GRAND TOUR

With a new entrance door to front, you head into the carpeted hall entrance, with doors leading to all rooms. The sitting room enjoys a bay window to front and views across the West End and the front garden. Centred around a feature fireplace, this cosy room has been newly plastered and decorated. Over the hallway, the two double bedrooms can be found, both of which have carpeted and finished with uPVC double glazed windows. In the centre of the house is the wet room, with tiled splash backs and non-slip flooring for an easy to maintain space. The kitchen offers great storage with a full range of cupboards to both high and low level, with space for a gas cooker, fridge freezer and washing machine. With views over the garden, an opening leads to a garden room which is an ideal dining space or study depending on your own personal preference. With great natural light, a window faces to rear, and a door takes you to the rear porch.

#### THE GREAT OUTDOORS

The rear garden is split level and extremely private, enjoying a south facing aspect, and a rear gate onto Longwater Lane Park. The garden is lawned and offers a wealth of planting, with steps leading from the high and low levels. The driveway continues up the side of the bungalow, with access to the garage - with an up and over door to front, power and lighting.



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



### OUT & ABOUT

West End is only a short drive from 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.

### FIND US

Postcode : NR8 5AJ

What3Words : ///flamingo.mondays.inflates

### VIRTUAL TOUR

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

**Disclaimer:** Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate are 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.

Price:



For our full list of available properties, or for a FREE INSTANT online valuation visit

[starkingsandwatson.co.uk](https://starkingsandwatson.co.uk)

**GIRAFFE 360**

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

(1) Excluding balconies and terraces

Approximate total area<sup>(1)</sup>  
664.84 ft<sup>2</sup>  
61.77 m<sup>2</sup>

HYBRID ESTATE AGENTS

