



18 Hinshalwood Way  
Old Costessey | Norfolk | NR8 5BN

FINE & COUNTRY

# PUTTING DOWN ROOTS



“Right at the end of a quiet cul-de-sac, totally private with woodland behind and a lovely, secluded plot, this spacious family home has so much to offer.

Close to the city, yet feeling a world away, you have every amenity close by but plenty of space to call your own. Whether you choose to tuck yourself away from the rest of the world and relax, or fill your home with friends and family, you can do it all here



# KEY FEATURES

- A Detached Family Home, situated on a Quiet Cul-de-Sac in the Village of Old Costessey
- Four Bedrooms; Two Bathrooms/Shower Rooms
- Principal Bedroom with En-Suite Shower
- Kitchen/Breakfast Room with Separate Utility and Ground Floor WC
- Two Reception Rooms and a Study
- Mature Garden with Woodland to the Rear
- Double Garage with Driveway provides Parking
- The Accommodation extends to 1,587sq.ft
- Energy Rating: C

A handsome and spacious home in a prestigious location, this is an impressive all-rounder. On a lovely quiet road with no passing traffic, the lifestyle here is an enviable one. This is a place where people put down roots, a place that will meet all your needs – a place where you'll make memories.

## A Rare Opportunity

The current owner of this desirable home had previously lived in the area and knew it well, so when this property became available, he jumped at the chance to make it his own. "I knew it was quiet and peaceful, close to the woods and to the Marriott's Way, but also incredibly private and secluded. There's plenty of space inside and out and it feels very safe and secure. It's been a lovely place in which to raise my son."

## Work, Rest And Play

In the early years here, the owner enjoyed entertaining, and you certainly have room to do plenty of that. From the moment you step into the reception hall, you have a lovely sense of space. To one side is the dual aspect sitting room, doors opening onto a patio beyond and a further set of doors opening to the dining room. This can also be reached from the reception hall. There's scope to open the dining room into the kitchen if desired, but as it is, the kitchen is a charming and light room, with recently refitted units and quality built-in appliances, plus plenty of space for a family table. The study to the front of the home is the perfect place in which to tuck yourself away to work in peace, and also gives you views right down the close, so you can watch the world go by. Upstairs, all four bedrooms are a good size and all have built-in storage. The principal bedroom looks out over the garden and mature woodland beyond and has an en-suite shower room, while the other bedrooms share a bathroom with bath and separate shower.





# KEY FEATURES

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## A Wonderful Setting

The garden here divides into different areas, each with its own character. The owner has recently invested a lot of time and effort into the front lawn, so it's a lovely green space. You can imagine children playing out here or learning to ride their bikes in the turning circle in front of the house. There's a further lawn and a patio to the rear of the house, catching the morning and afternoon sun. It's completely secure, so again, is great for little ones playing. Steps lead to a raised area of garden that's surprisingly large. Here you have more seating areas and another lawn. There's huge potential for a keen gardener to add further planting or to grow your own. You have a real connection to the woodland and can embrace the changing seasons, but you're totally private and nobody overlooks you. It feels wonderfully peaceful and secluded, so it's hard to believe just how much is going on in the surrounding area. There's a pub just down the road, a shop and takeaway a short walk away, schools, a library and more. The River Tud and the River Wensum are also close by, as are the shops at Longwater, two golf courses, more amenities in Drayton and Taverham, walks on the Marriott's Way... the list goes on. What's more, you can easily head into the city, but you're also well placed to head out, whether you go up to the coast (just over half an hour) or out of the area altogether. The A47 is nearby, so getting to the A11, to the hospital or to the university is a breeze.





























# INFORMATION

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## On The Doorstep

Old Costessey is located to the west of Norwich with local amenities including a convenience store with a post office, a hair salon, churches, public houses and a school. It is also close to the Longwater development which includes a Sainsburys supermarket, M&S food hall, Boots, Next and The Range to name but a few. Old Costessey benefits from a number of walks including Marriotts Way which is a 26 mile footpath, bridleway and cycle route which follows the route of two disused railway lines and runs between Norwich and the historic market town of Aylsham. There are also further amenities available in the neighbouring New Costessey which includes a range of shops and all levels of schools.

## How Far Is It To?

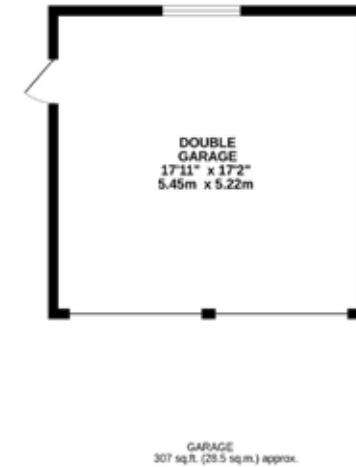
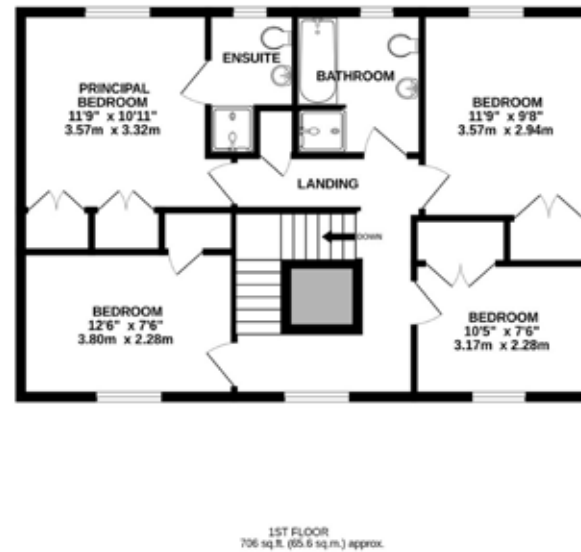
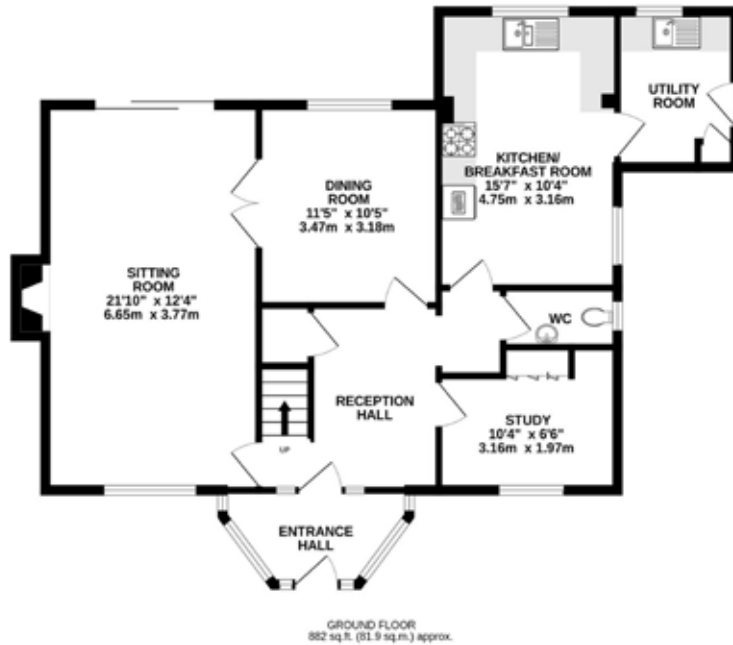
Old Costessey is located approximately 14 miles from Dereham and 5 miles from Norwich. Within such close proximity to Norwich city centre, there is a large array of cultural and leisure facilities nearby, including Chantry Place shopping mall, bars, restaurants, theatres and cinemas. There are a number of good schools in both the state and private sectors as well as the University of East Anglia. Norwich has a main line rail station to London Liverpool Street with a journey time of 1 hour 50 minutes, also providing commuter trains to Cambridge. There is an international airport to the north side of the city and access to most major trunk roads. From the A11 Newmarket Road, Cambridge lies approximately 60 miles to the south-west and Newmarket 47 miles.

## Directions

From Norwich leave on the Dereham Road, A1074, after passing across the boundary roundabout at the second set of traffic lights turn right signposted to Old Costessey (onto Norwich Road). Proceed along Norwich Road, passing the parade of shops on your right, follow the road around the left hand bend onto Town House Road. Proceed past Folgate Lane on your right, continue for a short distance and turning right onto Hinshalwood Way. At the T junction turn right, continuing on Hinshalwood Way and turn first left onto the private shared driveway where the property will be located on your right hand side.

## Services, District Council and Tenure

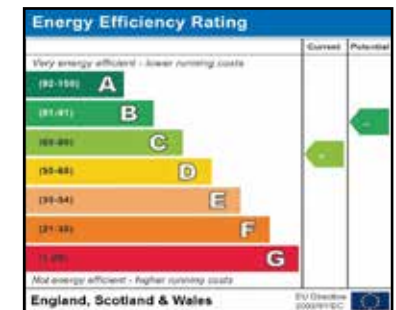
Gas Central Heating, Mains Water, Mains Drainage  
South Norfolk District Council – Tax Band F  
Freehold



FLOOR AREA - HOUSE (EXCLUDING GARAGE) 1587 sq.m. (147.5 sq.m.) approx.  
TOTAL FLOOR AREA : 1894 sq.ft. (176.0 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, all measurements are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only. [www.norfolkpropertyphotos.co.uk](http://www.norfolkpropertyphotos.co.uk)  
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# FINE & COUNTRY

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