

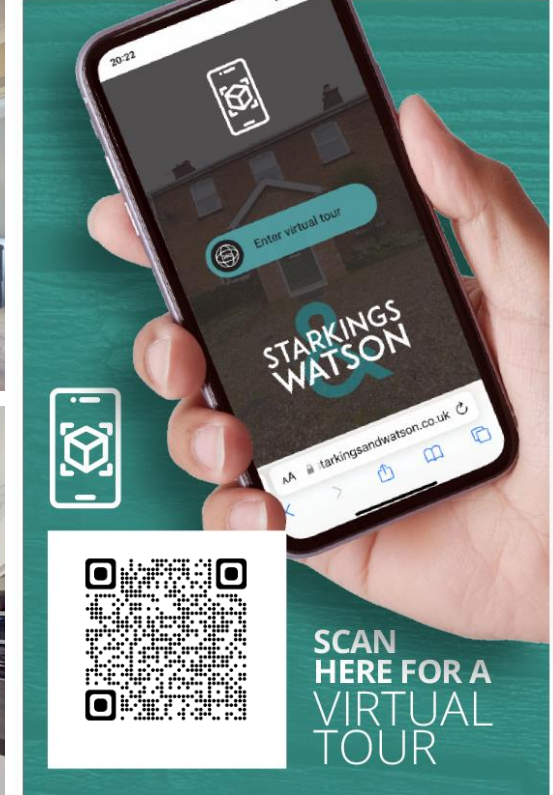
WINSFORD WAY

Costessey, Norwich NR5 0DH

Freehold | Energy Efficiency Rating : D

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

FOR SALE
PROPERTY



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- Mid-Terrace home
- Overlooking Green Space
- Extended to Create Two Reception Rooms
- Modern Fitted Kitchen
- Three First Floor Bedrooms
- Family Bathroom
- Landscaped Gardens
- Close to Amenities

IN SUMMARY

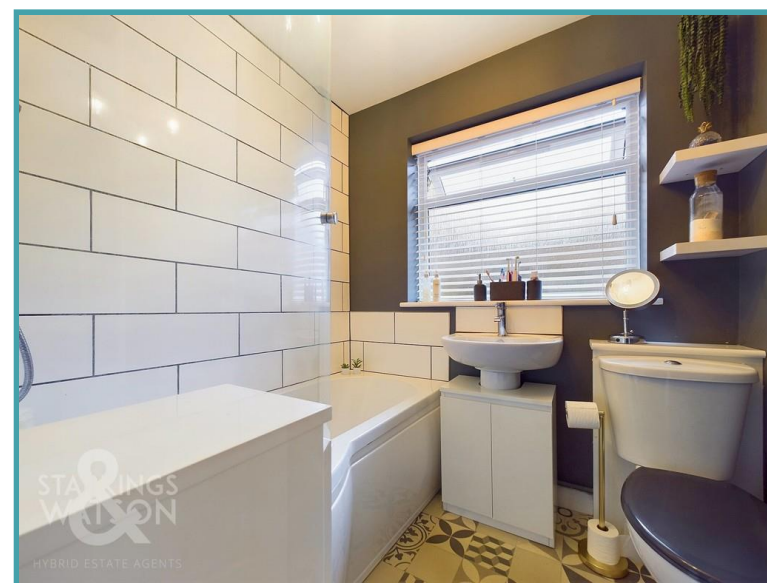
Presented in IMMACULATE and MOVE-IN CONDITION, the property has been CLEVERLY EXTENDED to create the perfect FAMILY HOME - all whilst overlooking GREEN SPACE to front. The USEFUL PORCH ENTRANCE includes a wealth of STORAGE which is fantastic for everyday use, leading into the SPACIOUS SITTING ROOM with wood effect flooring and views to front, with the inner hall leading to both the bathroom and kitchen. The BATHROOM has been MODERNISED with ATTRACTIVE TILING and a RAINFALL SHOWER over the bath. The KITCHEN now flows seamlessly into the DINING ROOM EXTENSION, creating the IDEAL MODERN FAMILY FRIENDLY space. The KITCHEN includes INTEGRATED APPLIANCES, whilst two sets of FRENCH DOORS lead onto the garden. Upstairs, THREE BEDROOMS lead off the landing, with a range of styles and decors. To the outside, the GARDEN has been landscaped to include a PATIO and raised LAWNED EXPANSE - all enclosed with timber panelled fencing.

SETTING THE SCENE

From the front, an area of green space can be found, with a lawned private front garden and steps leading to the front door. From the rear, parking can be found on road, with a gated access leading into the rear garden.

THE GRAND TOUR

A composite entrance door takes you into the porch entrance, with built-in storage and wood effect flooring running under foot. Heading into the sitting room, this is a great sized room, also with easy to maintain wood effect flooring, whilst being flooded with natural light through the front facing window. A useful open storage recess under the stairs could be boxed in or used as an ideal study space. The inner hall houses the stairs, whilst leading to the bathroom and kitchen. The bathroom is fully modernised with a white three piece suite, attractive tiling to the walls, and an eye catching tiled effect floor. The twin head thermostatically controlled shower can be found over the bath with a shower screen. Heading into the kitchen, an extensive range of storage can be found with square edge work surfaces, and integrated appliances. An inset five burner gas hob and electric double oven are included, along with a fridge freezer, dishwasher and washing machine. Enjoying an open aspect to the dining room extension, there is ample room for a table, whilst twin sets of French doors open to the garden. Heading upstairs, the landing is light and bright and fully carpeted, with a storage cupboard built-in. The smallest bedroom is a good sized single with wood panelling and wood effect



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flooring, with the second bedroom carpeted and the main bedroom finished with a wood effect flooring.

THE GREAT OUTDOORS

The rear garden includes an area of patio, with steps leading to a raised lawn. A central pathway leads to a raised storage area with a shed and rear access gate. Various raised planters can be found, with the garden enclosed with timber panelled fencing.

OUT & ABOUT

Nearby you will find a variety of 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. To the rear of the property, access leads to the local play area and Marriott's Way for walks and cycling. 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.

FIND US

Postcode : NR5 0DH

What3Words : ///that.under.player

VIRTUAL TOUR

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

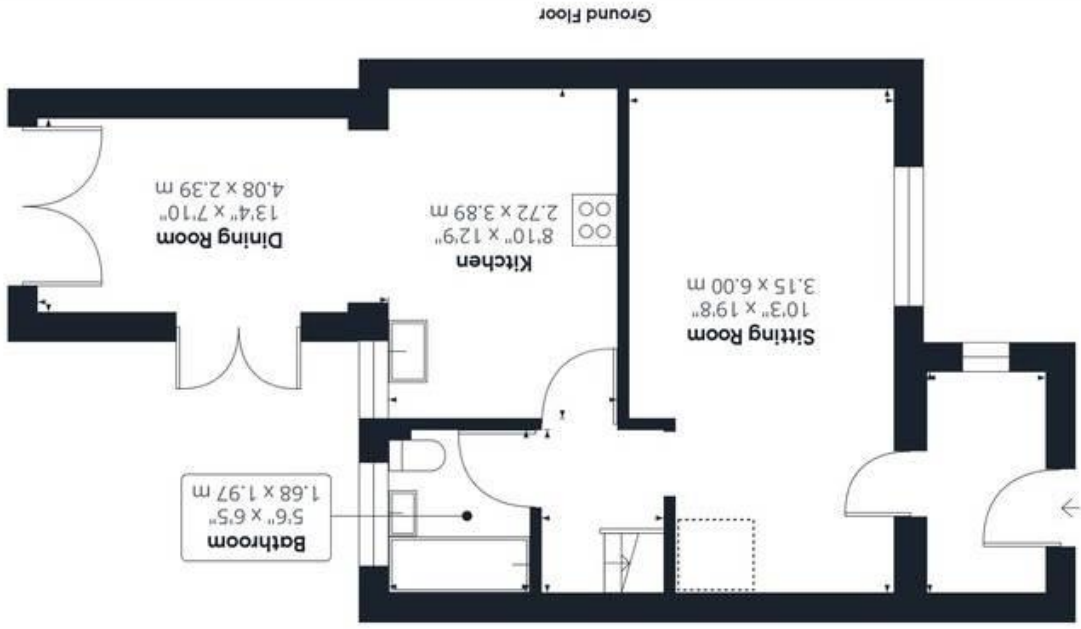
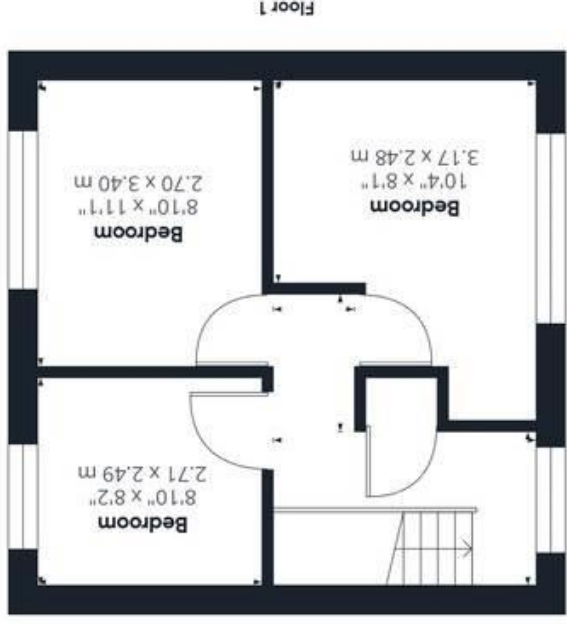
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Price:



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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.

Reduced bedroom (below 1.5m/4.9ft)

Excluding balconies and terraces

Approximate total area[™]
885.29 ft²
82.25 m²

Reduced bedroom
8.41 ft²
0.78 m²