

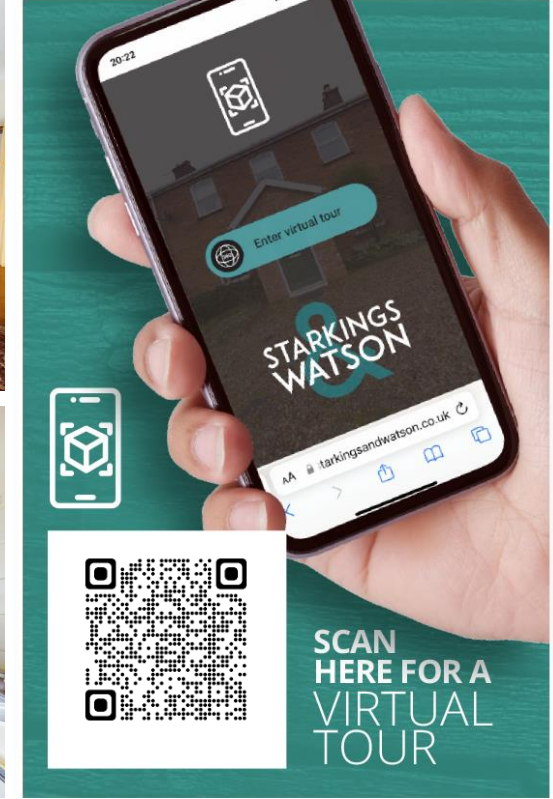
ST. WALSTANS CLOSE

Costessey, Norwich NR5 0TW

Freehold | Energy Efficiency Rating : TBC

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



STARKINGS
WATSON

- No Chain!
- 1600+ Sq. ft (stms) Detached Home
- Potential to Update & Modernise
- Non-Overlooked Gardens
- 22' Sitting Room
- 3/4 Bedrooms
- Family Bathroom & Shower Room
- Integral Garage with Separate First Floor Access

IN SUMMARY

NO CHAIN. Ready for UPDATING and MODERNISATION, this 1671 Sq. ft (stms) DETACHED CHALET HOME offers an INTRIGUING LAYOUT with a SEPARATE REAR FIRST FLOOR ACCESS - ideal as a HOME OFFICE or Airbnb. With a 30' GARAGE INTEGRAL, there is still POTENTIAL to further convert more living space if required (stp). The porch and hall entrance leads to the 22' sitting room, BEDROOM/DINING ROOM, kitchen with breakfast area, conservatory, utility room and SHOWER ROOM. Upstairs, THREE BEDROOMS lead off the landing, with the option of enclosing ONE BEDROOM and the FAMILY BATHROOM if required. Outside, a PRIVATE NON-OVERLOOKED GARDEN can be found, all within a pleasant CUL-DE-SAC SETTING.

SETTING THE SCENE

Occupying an elevated position, the shingle driveway provides off road parking, with access to the integral garage. A low level brick wall encloses the frontage, with an adjacent area of lawn and planted borders.

Gated access leads to the rear garden, with doors to the main entrance and garage.

THE GRAND TOUR

A porch entrance leads to the main hall way, with fitted carpet under foot and stairs leading up to the first floor. With a typical chalet layout, a door leads to the bedroom/dining room and kitchen, and through to the main sitting room. With dual aspect windows, views can be enjoyed across the rear garden and down the road. A range of built-in storage remains fitted. A door leads into the kitchen, with an ideal breakfast room open plan and ready for a table. With a range of cupboards built-in, there is ample storage, built-in cooking appliances, and a door to the utility room. The utility space includes further storage cupboards and space for laundry appliances, whilst a door leads into the rear garden. A useful shower room leads off, with a three piece suite and tiled walls. Back to the hall entrance, the bedroom/dining room offers a versatile space, laid to fitted carpet, with double doors to the conservatory - finished with plastered walls, tiled flooring and windows to all sides. Heading upstairs, the main original landing leads to two double bedrooms - both with extensive built-in bedroom furniture and stripped wood floors ready for carpeting. A further door off the landing leads to another bedroom and bathroom which benefit from separate stair access in the garage. The bedroom includes eaves storage, with the bathroom finished with tiled walls, three piece suite and shower over the bath.



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



THE GREAT OUTDOORS

The garden is laid to lawn and fully enclosed with timber panelled fencing. A variety of planting, shrubbery and hedging can be found to the boundaries, with the oil tank to one side. Gated access leads to the front, with a door to the second set of stairs and the utility room. The garage is accessed via an up and over door, and with the long layout allows for storage, and the floor mounted oil fired central heating boiler. Power and lighting is installed. A useful side door offers access to the garden.

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' 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 0TW

What3Words : ///brink.revise.escapades

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



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 headroom (below 1.5m/4.92ft)

Excluding balconies and terraces

Approximate total area^m
 1671.87 ft²
 155.32 m²

Reduced headroom
 11.21 ft²
 1.04 m²

