

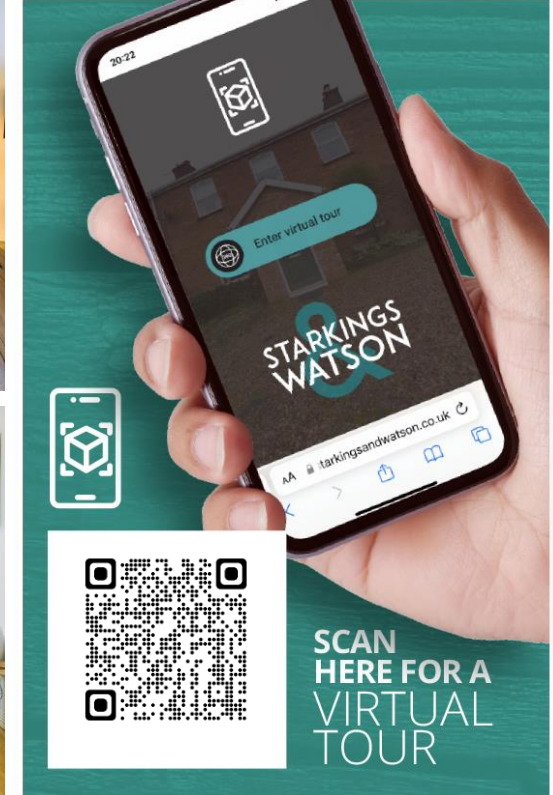
WEST END

# Costessey, Norwich NR8 5AN

Freehold | Energy Efficiency Rating : F

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

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# STARKINGS & WATSON

- Attached Period Home
- Grade II Listed
- Impressive Extended Footprint
- Renovated & Beautifully Presented
- Three Receptions & Kitchen / Utility Space
- Three Ample Bedrooms & Family Bathroom
- Mature Gardens & Plot Of 0.4 Acres (stms)
- Sought After Old Costessey Location

#### IN SUMMARY

This STUNNING FAMILY HOME offers a lot more than first meets the eye from the roadside. The original cottage is GRADE II LISTED and still features plenty of original charm and character however you will find a large EXTENSION to the rear providing AMPLE RECEPTION SPACE and finished to a HIGH STANDARD. In addition, the property sits within a STUNNING 0.4 ACRE PLOT (stms) backing onto paddocks and woodland. The property is located within the sought after West End area of Old Costessey within walking distance of local amenities and schools. Internally you will find a traditional front reception with feature fireplace and hallway. There is a separate dining room which is SEMI-OPEN PLAN to the IMPRESSIVE SITTING AREA within the new extension. There is also a W/C, UTILITY and well fitted kitchen completing the ground floor. On the first floor there are THREE BEDROOMS filled with original features as well as STYLISH FAMILY BATHROOM.

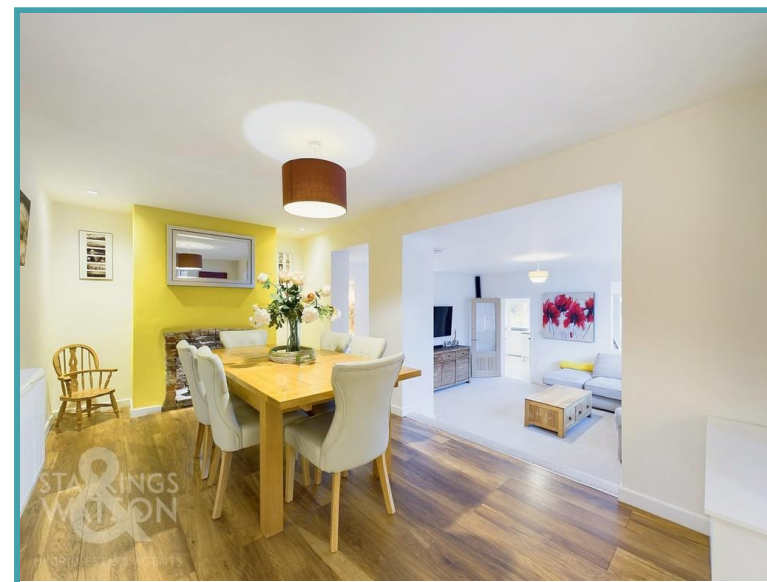
#### SETTING THE SCENE

The cottage is approached via West End with a shingled driveway to the side leading to the rear garden and further parking via a secure gate. There is therefore ample driveway parking for numerous vehicles. The main

entrance door is found to the front however there is a secondary entrance to the side leading into the utility area.

#### THE GRAND TOUR

Entering via the main entrance door to the front of the house you will find an impressive entrance hallway with stairs to the first floor landing and tiled flooring. To the left is the front reception, a traditional room with wood effect flooring and exposed brick fireplace. The dining room is the next room to be found which is semi open plan to the main sitting room and also features a tucked away study area. Down three steps you find the sitting room, flooded with light creating a wonderful family friendly space ideal for large gatherings. The rear porch and utility can be found beyond providing access to the ground floor W/C. The utility area provides plenty of cupboard storage and space for white goods as well as giving access to the side driveway where there is an electric car charging point. The kitchen is found beyond the porch and has been recently re-fitted offering a range of fitted units and solid wood worktops over. There are integrated appliances to include fridge/freezer, dishwasher and wine fridge as well as space for double range style oven. Beyond the kitchen is a sun room/lean to providing a useful storage space. Heading up to the first floor landing there is access to the three generous bedrooms and the family bathroom. The main bedroom to the front features exposed brickwork with one other bedroom to the front and the other to the rear overlooking the garden. The family bathroom features a roll top bath and separate shower as well as stone tiling.



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### THE GREAT OUTDOORS

Leading from the driveway the stunning and impressive rear garden sits on a generous plot of approximately 0.4 acres (stms) and backs onto woodlands. To the rear of the house is a recently laid paved terrace ideal for outside dining with a covered section and built in bar. The garden is mainly laid to lawn and ideal for all the family to enjoy providing plenty of space. There is an extensive timber built workshop and shed to the left hand boundary providing plenty of storage as well as mature trees and shrubs, timber fencing enclosing and a recently installed sewerage treatment plant for drainage.

### 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. 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 : NR8 5AN

What3Words : ///mystified.wake.scouts

### VIRTUAL TOUR

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

### AGENTS NOTE

Buyers are advised that the cottage is Grade II Listed and benefits from private drainage via a newly installed sewerage treatment plant.

**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:



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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<sup>m</sup>  
 1571.07 ft<sup>2</sup>  
 145.96 m<sup>2</sup>

Reduced bedroom  
 2.24 ft<sup>2</sup>  
 0.21 m<sup>2</sup>

