

THREE MILE LANE

Costessey NR5 0RR

Freehold | Energy Efficiency Rating : E

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

FOR SALE PROPERTY

A hand holding a smartphone displaying the Starkings & Watson virtual tour app interface. The screen shows a 'Enter virtual tour' button and the company logo. Below the phone is a QR code and the text 'SCAN HERE FOR A VIRTUAL TOUR'.

20:22

Enter virtual tour

STARKINGS & WATSON

tarkingsandwatson.co.uk

SCAN HERE FOR A VIRTUAL TOUR

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!
- Semi Detached Family Home
- Great Access to Local Amenities & Schools
- Exciting Renovation Project
- Large Open Plan Bay Fronted Reception
- Extended Kitchen/Diner & Utility w/c
- Three Ample Bedrooms & Bathrooms
- Impressive Rear Garden, Garage & Driveway

IN SUMMARY

NO CHAIN! Found on a popular and SOUGHT AFTER road within the COSTESSEY NR5 location is this characterful SEMI-DETACHED FAMILY HOME which offers an EXCITING PROSPECT for potential purchasers. The property is set within easy access of local schools and amenities and offers extended accommodation in the region of 1250 SQ FT (stms). Internally you will find a hall entrance with bay front reception and dining room, conservatory to the rear and the IMPRESSIVE KITCHEN/BREAKFAST ROOM with a useful w/c utility room also. On the first floor there are THREE BEDROOMS and a FAMILY BATHROOM. This surprising property offers DRIVEWAY PARKING and an excellent INTEGRAL GARAGE as well as IMPRESSIVE and EXTREMELY GENEROUS sunny rear gardens with plenty of potential.

SETTING THE SCENE

Approached from the front via a hard standing driveway providing parking leading to the integral single garage. The frontage also offers lawned gardens and planted borders with mature shrubs.

There is a pathway leading to the covered front door as well as side access leading from front to rear.

THE GRAND TOUR

Entering via the main entrance door you will find a hallway with stairs to the first floor landing with understairs cupboard. To the left of the hallway is the main reception space with the bay fronted sitting room found to the front of the house. The sitting room leads into the dining room to the rear which in turn opens into the conservatory via sliding doors creating plenty of entertaining space. The conservatory provides access to the rear garden as well as the kitchen/breakfast room which can also be accessed from the hallway. The kitchen offers a range of units with rolled edge worktops over. There is then space for a range of white goods and oven with plenty of space for dining table also. From the kitchen there is access to the utility / w/c beyond with space and plumbing for washing machine and tumble dryer. Heading up to the first floor landing you will find access to all bedrooms and the family bathroom. To the front of the house is the bathroom with bath and an adjacent double bedroom with bay window. To the rear is a single bedroom and a further double bedroom with built in storage overlooking the garden.

THE GREAT OUTDOORS

The very generous rear garden offers plenty of space to be enjoyed all year round with a sunny aspect. The garden offers a large, paved terrace leading from the conservatory which leads onto the main lawn. You



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



will find mature hedging enclosing the garden with timber fencing and a paved pathway leading to the end of 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 0RR

What3Words : ///salt.decide.dogs

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.

(1) Excluding balconies and terraces.

Approximate total area^m
 1265.19 ft²
 117.54 m²

HYBRID ESTATE AGENTS

STARKINGS WATSON

