



12 Rufus Street, Costessey

Offers in Region of £200,000

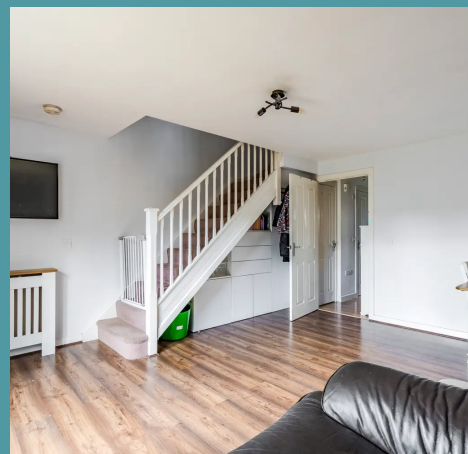
12 Rufus Street

Costessey, Norwich

Upon entry, this property welcomes you with a convenient WC and a wooden-themed kitchen offering charming views to the front. The generous living area features French doors leading to the rear garden, flooding the space with natural light. Two double bedrooms provide flexibility for living arrangements, while a modern bathroom offers stylish functionality. Outside, the property boasts a great-sized garden with a well-maintained lawn and patio area, enclosed with fencing for privacy. Allocated parking adds convenience for residents and visitors.

THE LOCATION

Situated at Rufus Street, Costessey, NR8, this property is perfectly positioned for those seeking convenient access to a range of amenities. The nearby Longwater Retail Park provides a plethora of shops and supermarkets, including Sainsbury's and M&S, catering to all your shopping needs. With excellent bus links ready to transport residents to surrounding areas and the city, along with easy access to the A47, this location is ideal for commuters. Additionally, walking distance to schooling options, parks and green spaces further enhances the appeal of this well-connected and family-friendly neighbourhood.



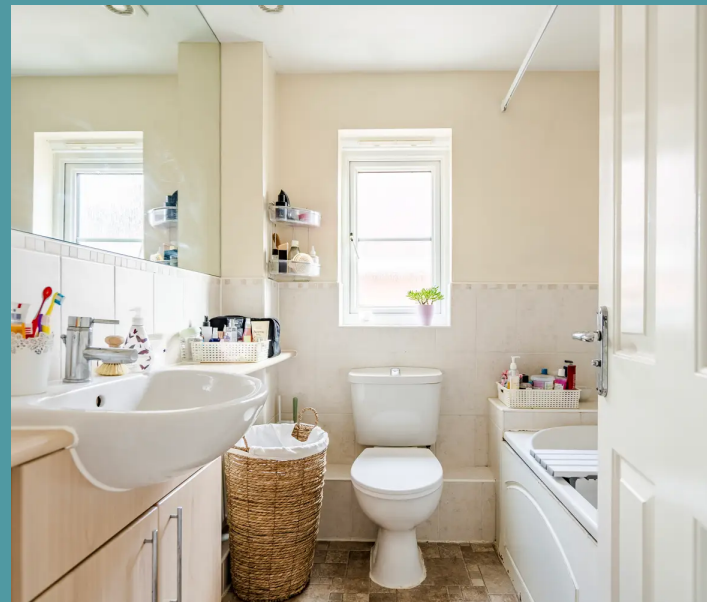


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THE PROPERTY

Upon entering, you are greeted by a welcoming entrance hall that provides access to all rooms, including a convenient WC. The wooden-themed kitchen boasts ample space for appliances and offers charming views to the front of the property. The generous living, offering plenty of space for various furnishings. The French doors leading to the rear of the property allow for natural light to flood the space, while the integrated staircase adds a modern touch to the design.



The two double bedrooms offer flexibility for a variety of living arrangements, accommodating residents' needs as desired. The modern bathroom is fitted with contemporary fixtures and fittings, providing a stylish and functional space for relaxation and daily routines.



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Outside, the property features a great-sized garden plot complete with a well-maintained lawn and a charming patio area, perfect for outdoor activities and dining. The garden is enclosed with fencing, ensuring privacy and security for residents to enjoy outdoor living. Additionally, the property benefits from allocated parking, providing convenience for residents and visitors alike.

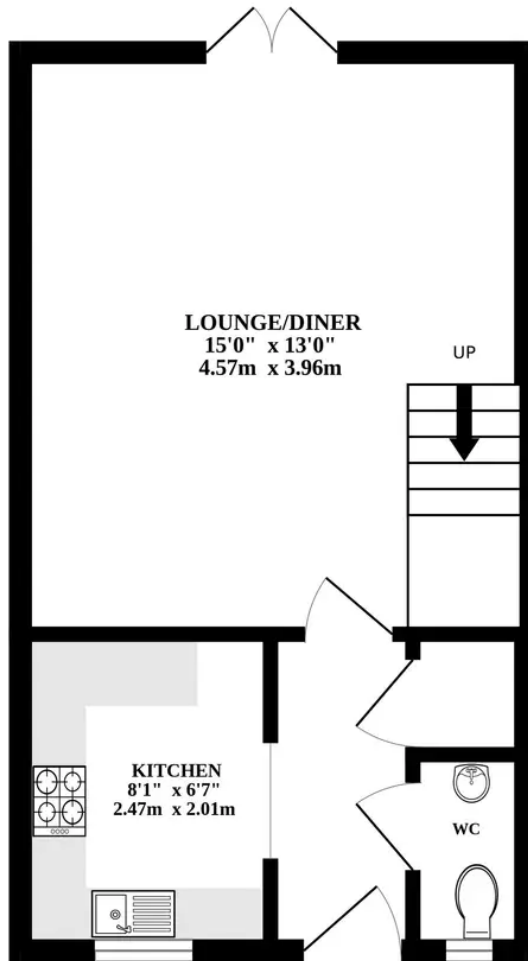


AGENTS NOTE

We understand this property will be sold freehold connected to all mains services.

Council Tax Band - B

GROUND FLOOR



1ST FLOOR

