

WEST ROAD

# Costessey, Norwich NR5 0NE

Freehold | Energy Efficiency Rating : TBC

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. The screen shows a dark interface with a house icon, a button that says "Enter virtual tour", and the company logo. Below the phone is a QR code and the text "SCAN HERE FOR A VIRTUAL TOUR".

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# STARKINGS & WATSON



- Detached Bungalow with Field Views
- Generous 0.51 Plot (stms)
- 21' Sitting & Dining Room
- 16' Conservatory
- Three Double Bedrooms
- Ample Off Road Parking & Private Driveway
- Secluded Plot in Popular Location
- Close to Local Amenities

### IN SUMMARY

VENDOR HAS FOUND! This GENEROUS PLOT measuring 0.51 acres (stms) gives way to a spacious DETACHED BUNGALOW measuring a little over 1000 Sq. ft (stms). With a wealth of potential, the accommodation includes a DUAL ASPECT sitting/dining room complete with exposed brick fireplace, opening into the CONSERVATORY, both making the most of the adjacent FIELD VIEWS, central kitchen with INTEGRATED COOKING APPLIANCES, THREE DOUBLE BEDROOMS and family bathroom. The internal space is well-lit throughout with a versatile living space and all high quality uPVC double glazed windows. Externally, the property offers an abundance of OFF ROAD PARKING via a further private driveway, GARAGE and an expansive garden, ideal for green fingered individuals to make into something amazing.

### SETTING THE SCENE

The access to the property is tucked neatly between two properties on West Road, with a 100m driveway leading down towards the property. Entering through

the swinging timber gate, the vast private shingle driveway can be found with lawn garden space running parallel of one another either side of the driveway.

### THE GRAND TOUR

Stepping inside and on to the tiled flooring, you will find yourself in the central hallway, giving access to all parts of the accommodation and additional storage within the hallway. To your left, is the wonderfully open sitting/dining room space, a dual aspect room with exposed brick fireplace currently housing an electric fire with the floor space offering an array of potential configurations for soft furnishings. Heading through from here, you will find the uPVC surrounded conservatory, the ideal spot for taking in the impressive rear garden and adjacent fields. The kitchen can be access from here, with a range of wall and base mounted storage giving way to plenty of under the counter storage, and plumbing for a dishwasher. The kitchen comes with an integrated four ring gas hob and dual eye level ovens. Sitting next to this is the family bathroom, a tiled four piece suite featuring a bath and shower. The larger of the three bedrooms sits adjacent to the bathroom, with a bay fronted window overlooking the front gardens, and the second room sitting next to this, also with a front facing aspect and the addition of built in wardrobes. the smaller of the three bedrooms sits at the rear of the property overlooking the rear garden with carpeted flooring and uPVC double glazed windows.



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### THE GREAT OUTDOORS

The property really comes alive as you step outside and soak in the impressive gardens on offer. Immediately you will find the raised brick weave patio and access leading to the garage. Stepping down you are met with the garden stretching back running alongside the fields with timber fencing to one side and mature hedge borders to the other.

### 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 0NE

What3Words : ///crops.storm.starts

### 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:



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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.

(1) Excluding balconies and terraces

Approximate total area<sup>m</sup>  
1037.13 ft<sup>2</sup>  
96.35 m<sup>2</sup>

HYBRID ESTATE AGENTS

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