

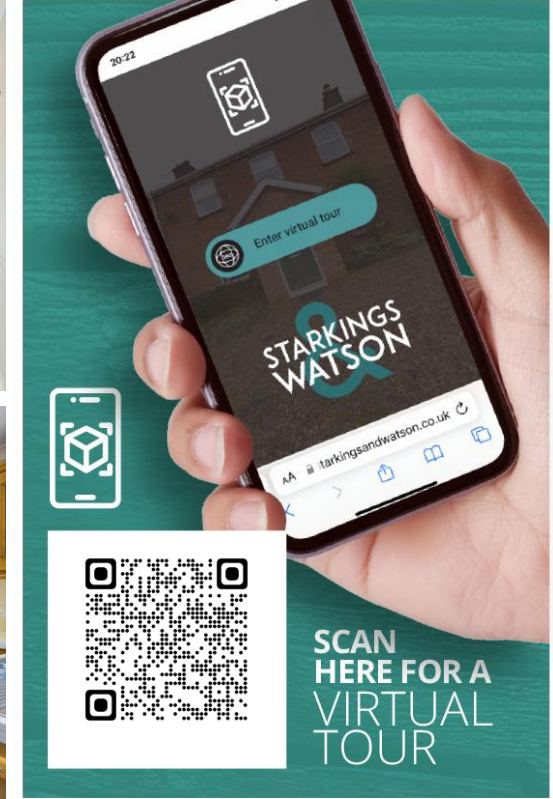
THREE MILE LANE

Costessey, Norwich NR5 0RR

Freehold | Energy Efficiency Rating : C

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

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**STARKINGS
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- No Chain!
- Substantial Home with Double Driveway
- Two Reception Rooms
- Dual Aspect Kitchen/Dining Room
- Family Bathroom & Ground Floor Shower Room
- Four Bedrooms
- Move-In Condition with Potential to Update
- Private Non-Overlooked Gardens

IN SUMMARY

NO CHAIN. With over 2060 Sq. ft (stms) of accommodation including TWO OVERSIZED GARAGES, this MUCH LOVED and WELL MAINTAINED detached home is pleasantly positioned for easy access to local amenities, Norwich and the A47. Boasting a DOUBLE DRIVEWAY to front, the property enjoys an elevated position with well stocked gardens offering PRIVACY and SECLUSION. A new CENTRAL HEATING BOILER has recently been installed, providing gas fired heating to the property. The accommodation includes a hall entrance, 20' DUAL ASPECT SITTING ROOM, 15' FAMILY ROOM and 26' OPEN PLAN kitchen, dining and utility room. The TWO GARAGES adjoin the property, offering conversion potential, whilst a SHOWER ROOM also leads off the hall. Heading upstairs, FOUR BEDROOMS lead off the landing, all DOUBLE BEDROOMS, along with a FAMILY BATHROOM including a separate shower.

SETTING THE SCENE

Two sets of double gates open to the double driveway, with parking to both sides of the property, giving access to the two separate garages. Both garages offer front to back access into the garden, whilst a ramped entrance

leads to the front door. An area of grass and planting borders the front brick wall boundary.

THE GRAND TOUR

The hall entrance offers an ideal meet and greet space with a recessed door mat, whilst stairs rise straight ahead to the first floor, with storage space below. To your right, the open plan kitchen/dining room can be found, with a double glazed window to front, and double glazed window and stable door to rear. The kitchen offers a high quality range of wall and base level units, along with Corian work surfaces, inset electric ceramic hob and built-in eye level electric double oven. The open plan space is split into three sections, included a carpeted dining area, the main kitchen with a microwave oven, fridge freezer and dishwasher integrated, and the utility area where there is space for laundry appliances complete with wood work surfaces. Back into the hall, at the rear is a ground floor wet room, with a hand wash basin set within a vanity unit including storage, heated towel rail and non-slip vinyl flooring. The sitting room runs front to back, with dual aspect views including French doors to the rear garden. A feature fire place creates a focal point, with fitted carpet running underfoot. The adjacent family room offers a further reception space but could also double as a ground floor bedroom, with further French doors onto the rear garden. Upstairs, the landing leads to all four bedrooms, with one including a range of built-in wardrobes. The family bathroom serves all the bedrooms, complete with a four piece suite comprising a bath and separate shower cubicle.



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THE GREAT OUTDOORS

Heading outside, the rear garden has been landscaped over the years, with a range of mature hedging and fencing to all boundaries, whilst a central lawn is bordered by brick built raised beds. With curved edges and sweeping patios, the garden offers both stepped and ramped entrance to the lawn, whilst further gardens can be found to the side of the property, leading to a green house. The left hand garage is accessed via an electric roller door and is wider than normal, with power, light and a rear access door. The right hand door is a manual up and over door, with door to garden, and utility access including the electric fuse box and central heating boiler.

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 : ///daily.global.snow

VIRTUAL TOUR

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

AGENTS NOTES

A contract exists with EDF on the basis of a Cultivation License, for the land to the left hand side of the garage. Whilst the gardens are treated as one, the left hand strip is not included within the freehold and is effectively rented for £100 PA.

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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<p>GIRAFFE 360</p> <p>While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.</p>	<p>Reduced headroom (below 1.5m/4.92ft)</p>	<p>(1) Excluding balconies and terraces</p>	<p>Approximate total area^m</p> <p>2067.76 ft²</p> <p>192.1 m²</p> <p>Reduced headroom</p> <p>13.25 ft²</p> <p>1.23 m²</p>	<p>HYBRID ESTATE AGENTS</p> <p>STARKINGS WATSON</p>
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