

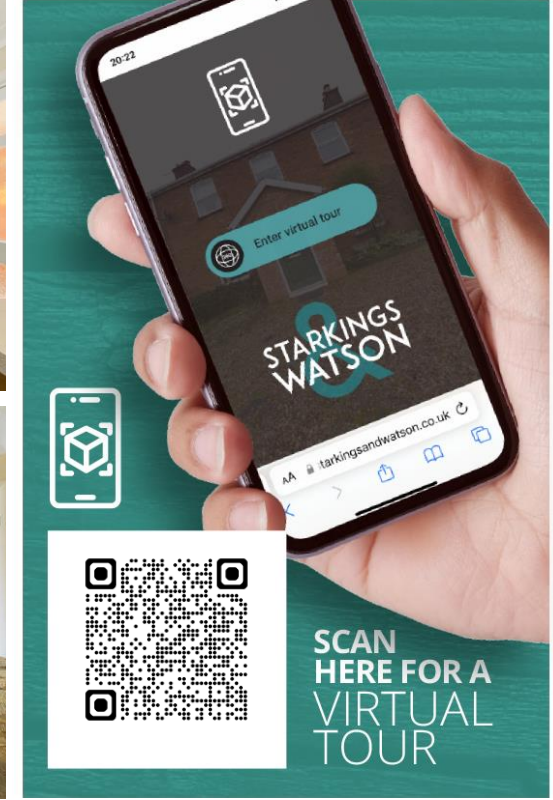
FARMLAND ROAD

Costessey, Norwich NR5 0HX

Freehold | Energy Efficiency Rating : D

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**STARKINGS
&
WATSON**

- No Chain
- Detached Chalet Home
- Set Upon 0.15 Acres (stms)
- 17' Dual Aspect Sitting Room
- Kitchen/Dining Room
- Three Double Bedrooms
- Ample Off Road Parking & Garage
- Private & Enclosed Rear Garden

IN SUMMARY

NO CHAIN. This well positioned DETACHED CHALET STYLE HOME occupies a plot of some 0.15 ACRES (stms), with a leafy setting and outlook. Being within a short walk to all local amenities and public transport links, internally the space measures a little over 944 SQ. FT (stms) featuring a 17' DUAL ASPECT SITTING ROOM, separate DINING ROOM opening into a fitted kitchen with INTEGRATED APPLIANCES and built-in BREAKFAST BAR, along with a modern ground floor shower room. THREE DOUBLE BEDROOMS are split over two floors, with the two larger doubles on the first with eaves storage. The property is served by a large TANDEM DRIVEWAY for ample off road parking leading to a brick GARAGE and private REAR GARDEN beyond.

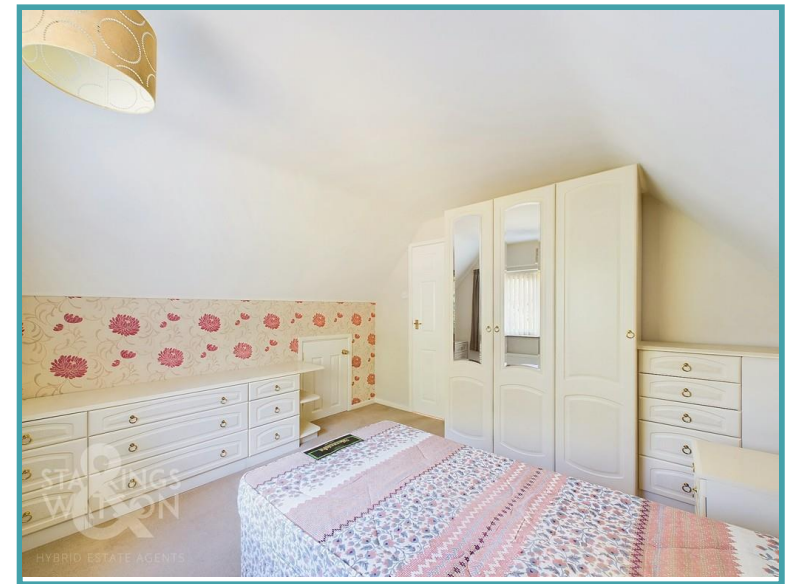
SETTING THE SCENE

Turning in to this quiet cul-de-sac the property can be found approximately half way down to your left. The frontage is predominantly laid to lawn with timber fences running parallel to one another and a driveway to the right suitable for multiple vehicles

leading to the garage and main access to the property. There is a secondary access door to the left of the property leading into the central lobby in front of the stairs.

THE GRAND TOUR

Stepping in to the main access just off from the driveway is a lobby with access directly into the garden and into the kitchen making this an ideal porch style entrance for coats and shoes to be slipped off before heading in. To your left is the fitted kitchen with an array of wall and base mounted storage with a tiled splash backs, integrated oven and hob set around rolled edge work surfaces with a breakfast bar plus additional space and plumbing for a dishwasher and washing machine. Opening from the kitchen is the dining room with matching wood effect flooring under foot with uPVC double glazed window and gas central heating. From here the central lobby can be found with the secondary side access with carpeted flooring, stairs for the first floor, two handy storage cupboards as well as the three piece shower room with tiled flooring and surround, corner shower unit and vanity storage. To the front of the property is a generous dual aspect sitting room with carpeted flooring, radiator and a leafy outlook leaving ample floor space for soft furnishings. The first of three bedrooms is found to the right of the stairs and side access door, situated at the front of the property with carpeted flooring, uPVC double glazed window and built in storage units across two walls. The first floor landing splits to offer a bedroom either side, both of which have vaulted ceilings, eaves



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storage and carpeted flooring while the slightly smaller room benefits from built in storage.

THE GREAT OUTDOORS

The rear garden initially is formed by a flagstone patio seating area with iron gate to the side leading to the side access. Stepping up slightly you will find the rest of the garden laid to lawn with sloped mature hedging backing, creating a private and colourful backdrop to the property.

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 0HX

What3Words : ///treat.stick.crab

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) Reduced headroom (below 1.5m/4.92ft)

(1) Excluding balconies and terraces

Approximate total area^m

944.21 ft²
87.72 m²

Reduced headroom

32.4 ft²
3.01 m²

