



Windmill Lane, Costessey - NR8 5ED

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HYBRID ESTATE AGENTS



Windmill Lane

Costessey, Norwich

Set on a PRIVATE ROAD this SEMI-DETACHED CHALET STYLE HOME occupies a plot measuring some 0.11 ACRES (stms) offering AMPLE OFF ROAD PARKING set in front of a detached BRICK GARAGE. Internally, the living space measures a little under 1050 Sq. Ft (stms) with the main living space coming in the form of an OPEN PLAN 28' SITTING and DINING ROOM. As you enter you are first met with a kitchen featuring INTEGRATED APPLIANCES with the family bathroom and first DOUBLE BEDROOM also found on the ground floor. The first floor landing gives way to three further bedrooms making FOUR BEDROOMS available in total. The rear garden is generous and FULLY ENCLOSED offering both PRIVACY and space.

Council Tax band: B

Tenure: Freehold

EPC: TBC



- Semi-Detached Bungalow
- Private & Exclusive Road
- 28' Open Living Space
- Kitchen With Integrated Appliances
- Four Bedrooms
- Family Bathroom
- Generous Front & Rear Garden
- Ample Off Road Parking & Garage

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.

SETTING THE SCENE

Found tucked away down a private road where this home emerges on your left hand side with access to the shingle driveway through a low level brick wall and tall privacy giving hedges to the front. A small lawned frontage guides you past the front of the home towards the access door at the side with ability to access the garage with electric roller door to front.



THE GRAND TOUR

Stepping inside you are first met with a well proportioned kitchen complete with a range of wall and base mounted storage units giving way to integrated appliances including an oven and hob with extraction above and tiled splashbacks underneath the rolled edge work surfaces. There is room and plumbing for additional appliances including a washing machine, dishwasher, tumble dryer and space for a tall freestanding fridge/freezer. Heading into the central hallway and initially turning to your left you will find yourself in the three piece family bathroom suite complete with a predominantly tiled surround, shower head mounted over the bath with glass screen, wall mounted towel rail and frosted double glazed window to the side. The end of the hallway grants access to the first of the double bedrooms. This room is currently functioning as a home office however would easily accommodate a large double bed and additional storage solutions with views into the rear garden and radiator below the double glazed window. Turning to your right from the central hallway is the well lit and dual aspect sitting/dining room area. The space is floored with the same wood effect flooring throughout and boasts uPVC double glazed window towards the front of the home allowing natural light to pour into the main living space where a feature fireplace currently houses storage and a electric fire. Heading through the archway you will find yourself in the dining room with ample room for a formal dining table and storage space underneath the stairs and sliding double glazed doors taking you onto the rear garden patio. The first floor landing allows access to three further bedrooms with the largest coming to the right with a rear facing aspect offering carpeted flooring underfoot with space for a large double bed and additional storage. A second double bedroom can be found on the adjacent side of the property again with a rear facing aspect and radiator below the double glazed windows with part vaulted ceilings and carpeted floor space leaving room for a double bed with built in wardrobes. The smallest of the

four bedrooms comes towards the front of the home with vaulted ceilings housing Velux windows where the wood effect vinyl flooring is suited to housing a single bed, however would make the ideal study space or nursery if required. From the landing, access can be found into a generously sized and fully boarded loft storage space.

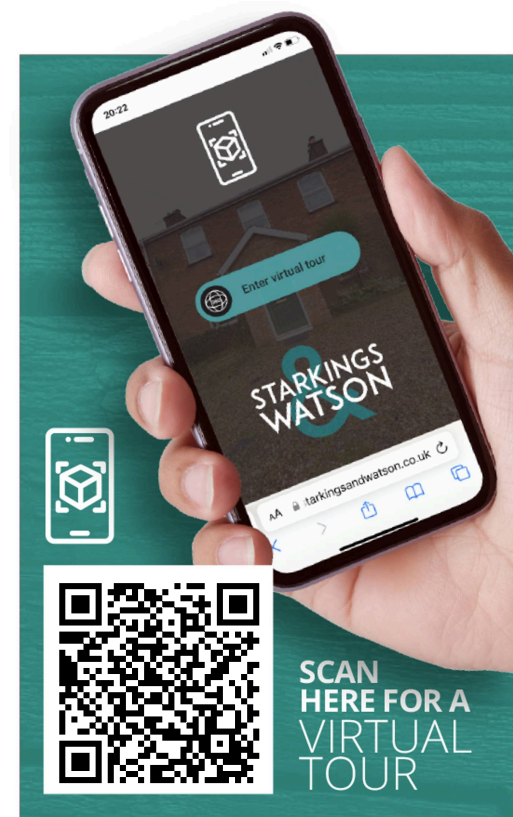
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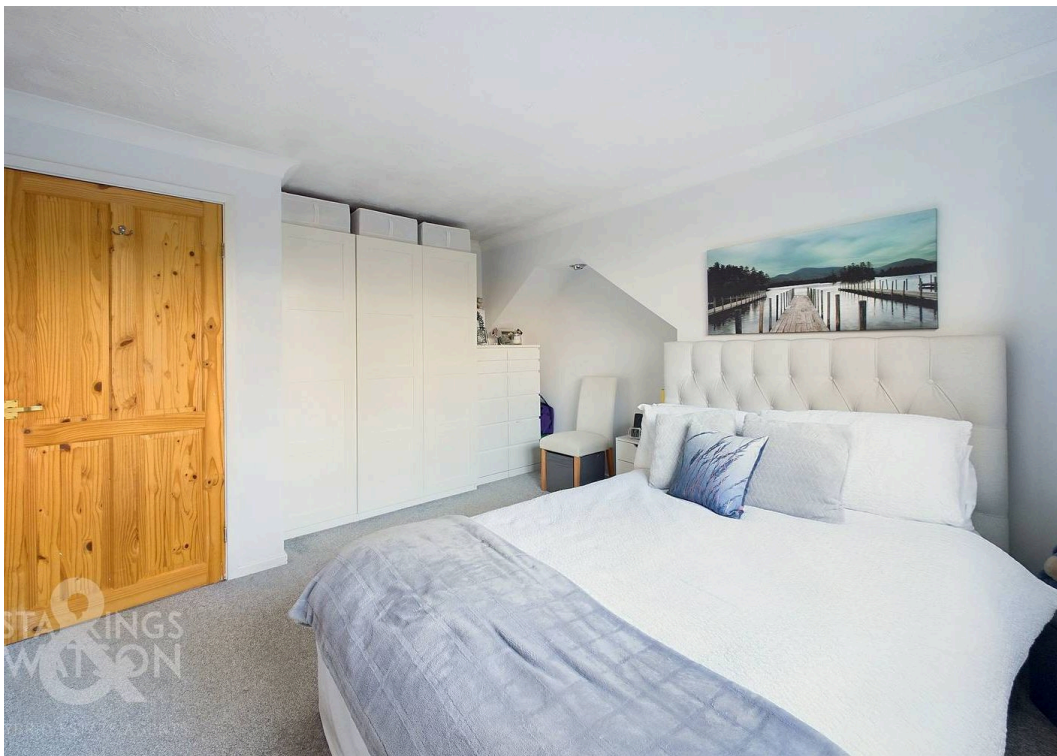
Postcode : NR8 5ED

What3Words : ///urgent.poppy.salon

VIRTUAL TOUR

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



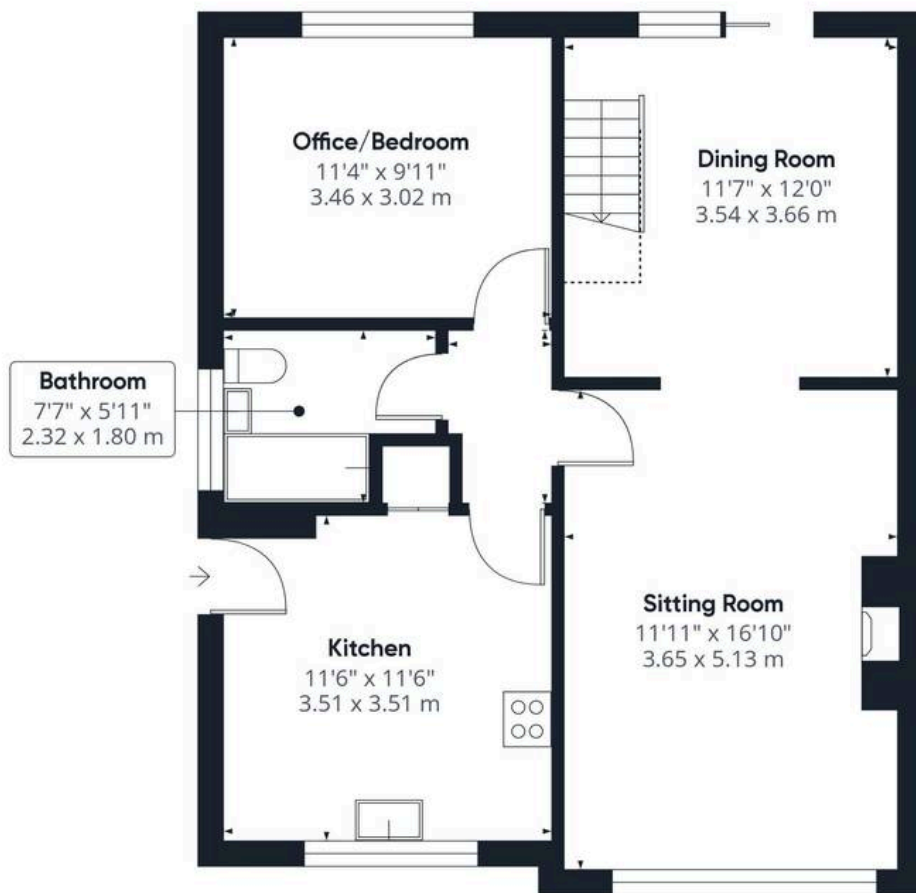




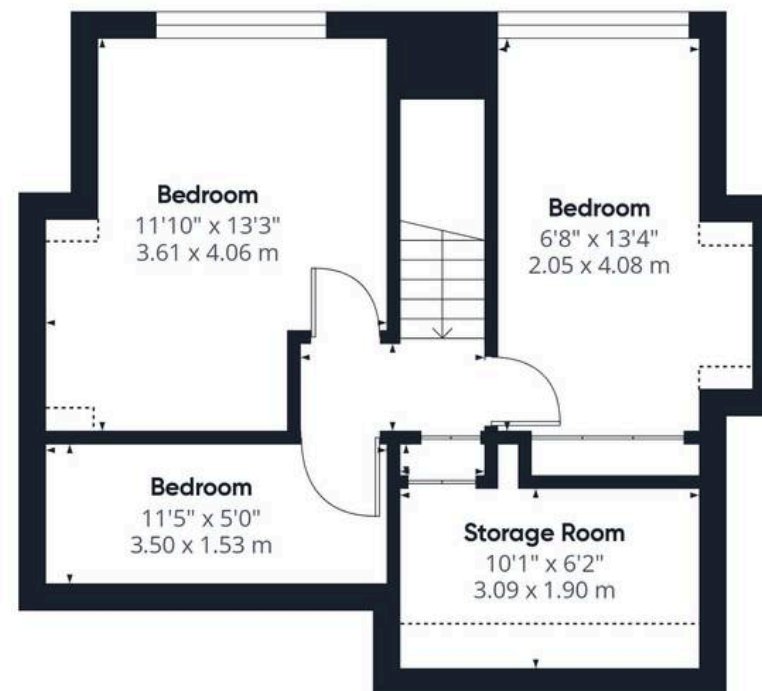
THE GREAT OUTDOORS

The rear garden is fully enclosed on all sides and to the rear with timber fencing and is predominantly laid to lawn. Initially, a timber patio area creates the ideal space for sitting and enjoying the summer sunshine. Stepping beyond the garage, you will find a shingled planting area currently housing a shed with wooden pergola and patio space tucked in the very corner of the property.





Ground Floor



Floor 1

Approximate total area⁽¹⁾

1049.16 ft²
97.47 m²

Reduced headroom

32.74 ft²
3.04 m²

(1) Excluding balconies and terraces

Reduced headroom

..... Below 5 ft/1.5 m

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations are based on RICS IPMS 3C standard.

GIRAFFE 360



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Disclaimer: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and 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.