



Linalls Drive, Costessey - NR8 5AS

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HYBRID ESTATE AGENTS



Linalls Drive

Costessey, Norwich

NO CHAIN. With care and quality at the forefront of this beautifully REFURBISHED detached CHALET STYLE FAMILY HOME which is tucked away on a corner plot in a peaceful cul-de-sac setting, and has been modified to offer a VERSATILE and HIGH END living space with over 1260 Sq. Ft of living accommodation (stms), with approved planning permission to extend further (stp). A 19x19' OPEN PLAN KITCHEN/LIVING SPACE comes with a wide range of STORAGE and INTEGRATED APPLIANCES set upon hard wearing wooden flooring with a dual aspect including ORIGIN BI-FOLDING DOORS and waterfall lighting creating a cosy ambiance similarly to the second living room on the adjacent side of the home which backs onto an extended portion of the garden. The three piece family bathroom is found on the ground floor, ideal for those seeking MULTI-GENERATIONAL LIVING with two of the FOUR BEDROOMS coming on the ground floor and a further two on the second floor with elevated views in the distance through VELUX WINDOWS with solar shutters. The rear garden is surrounded by mature colourful trees situated in a PROTECTED GREEN BELT behind the home offering privacy whilst a bespoke EXTERNAL HOME OFFICE is found next to the home, fully insulated with thermal blinds making this a useable space all year round.

- Chalet Style Home
- Over 1260 Sq. Ft Of Accommodation (stms)
- High End Renovation With Quality Fixtures & Fittings
- 19x19' Extended Kitchen/Living Area With Bi-Folds
- Four Bedrooms Over Two Floors
- Wrap Around Garden & Off Road Parking
- Distant Views Over Wensum Fisheries & Tree Lined Rear

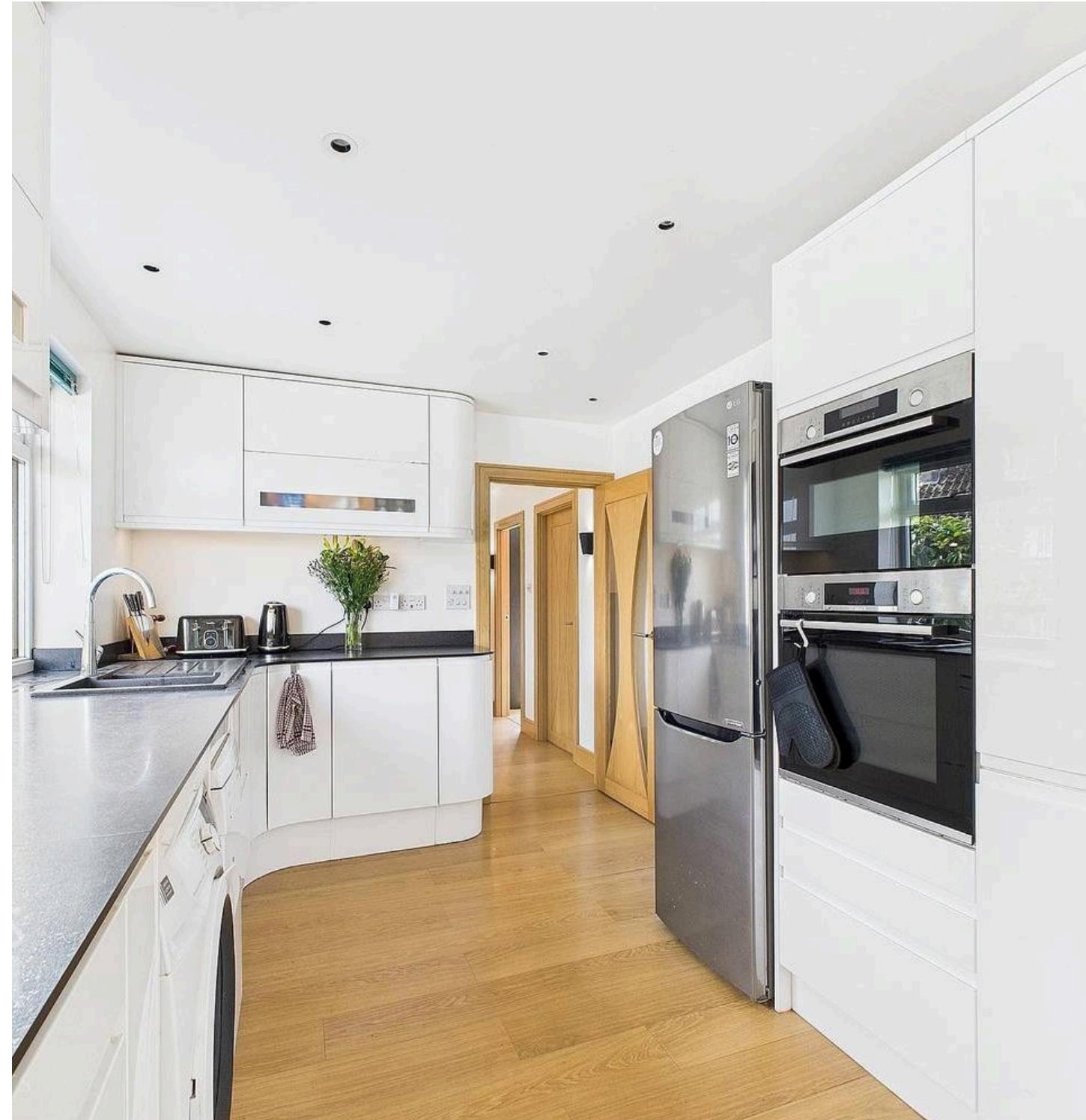
Situated on a quiet corner plot in a family-friendly close, this home backs directly onto protected green belt woodland and a local park, offering a peaceful retreat whilst nearby you will find a variety of local amenities including shops, hardware store, post office etc. Local schooling is located close by up to Secondary level, whilst a wealth of public transport leads to Norwich and the nearby Retail Parks. 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

The property is found towards the end of this popular yet quite close with an extended brick weave driveway allowing for the parking of multiple vehicles. In front of the home where an EV charging point can be found alongside mature colourful shrubbed borders creating privacy and vibrancy at the front of the home

THE GRAND TOUR

Stepping inside you will find yourself within the central hallway fitted with all high quality hardwearing wooden flooring throughout the majority of the ground floor where solid wooden doors all newly fitted take you to all living accommodation.



To your right the open plan kitchen/living area has been extended with thoughtful design throughout by the current owners courtesy of a historic garage extension creating a 19'x19' living space which initially offers a high end modern kitchen complete with a mixture of wall and base mounted storage units which in turn give way to an integrated dual eye level ovens and induction hob whilst leaving room for additional freestanding appliances such as a fridge/freezer with plumbing for a washing machine and dishwasher. Hardwearing wooden flooring with underfloor heating can be found underfoot, whilst stepping beyond this space a dual facing living room emerges with waterfall lighting mounted within the ceilings alongside downward spotlights and tall UV protected newly fitted windows towards the dining area allow for natural light to flood the room whilst still offering privacy. Beyond the dining space is ample space for a sitting room suite where floor to ceiling built in storage gives way to a wall mounted TV unit and one of many power points fitted with USB charging points. The rear of the home is fitted with Origin bi-folding doors allowing a seamless connection with the outside space whilst remaining inside and creating a free flowing accommodation for the family to enjoy. Back into the central hallway you will be able to find the three piece family bathroom suite complete with a wall mounted electric shower and heated towel rail with vanity storage sat below full length heated mirrors. Two bedrooms can be found on the ground floor with the smaller coming at the very end of the hallway with wooden flooring laid underfoot. This space currently serves as a home office area however would easily accommodate a single bed with additional storage solutions whilst benefiting from built in wardrobe. The larger of the bedrooms sits towards the rear of the home, an open space offering ample room for a large double bed and additional storage whilst having flawless views off the canopy of trees sat behind the home courtesy of tall newly fitted aluminium double glazed windows and door. An additional living space is found again towards the end of the hallway with the same Origin bi-folding doors allowing you to roam freely into the extended plot off the garden to the side. Fitted wardrobes stretch from floor to ceiling with mirrored fronts and a wall mounted radiator sits just below the stairs.

The central landing at the top of the stairs allows access in each direction to two further bedrooms, whilst both bedrooms and the landing are fitted with Velux windows with solar powered shutters for protection from extreme weather and all are triple glazed. Turning to your right, the slightly smaller of the bedrooms has a dual facing aspect of the tree lined canopy at the rear and views over into Wensum Fisheries out of the Velux window to the front. A carpeted floor space leaves ample room for a single or double bed with multiple opportunities for additional storage. The larger of the bedrooms sits on the adjacent side of the hallway, again with a dual facing aspect and flawless views in either direction. The space leaves room for a double bed with more than enough space for additional storage. Just off from this room is a loft conversion granting ample opportunity for additional storage with part vaulted ceilings and an insulated space.

FIND US

Postcode : NR8 5AS

What3Words : ///outsmart.entrusted.century

VIRTUAL TOUR

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

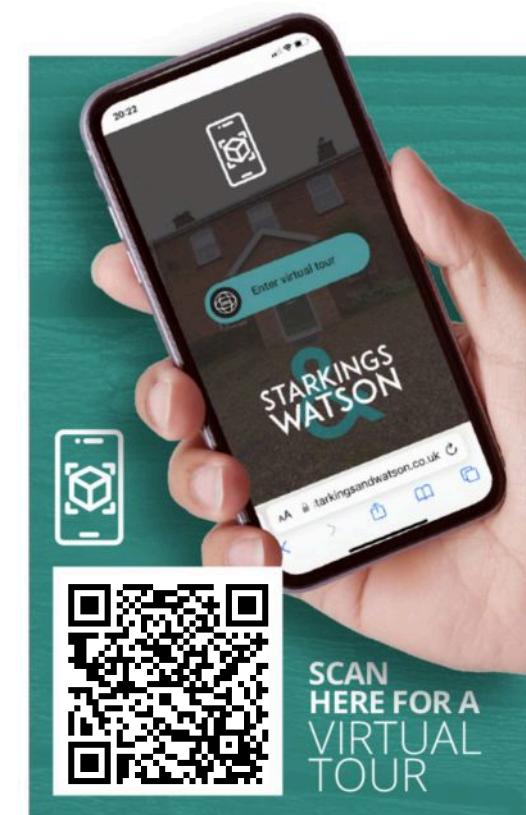
AGENTS NOTE

Full planning permission was granted in 2016 for an extension creating an additional bedroom and en-suite on the first floor, and two ground floor rooms (Refs: 2015/2814 and 2015/0270). Please ask the team for further information.

Council Tax band: B

Tenure: Freehold

EPC Energy Efficiency Rating: D

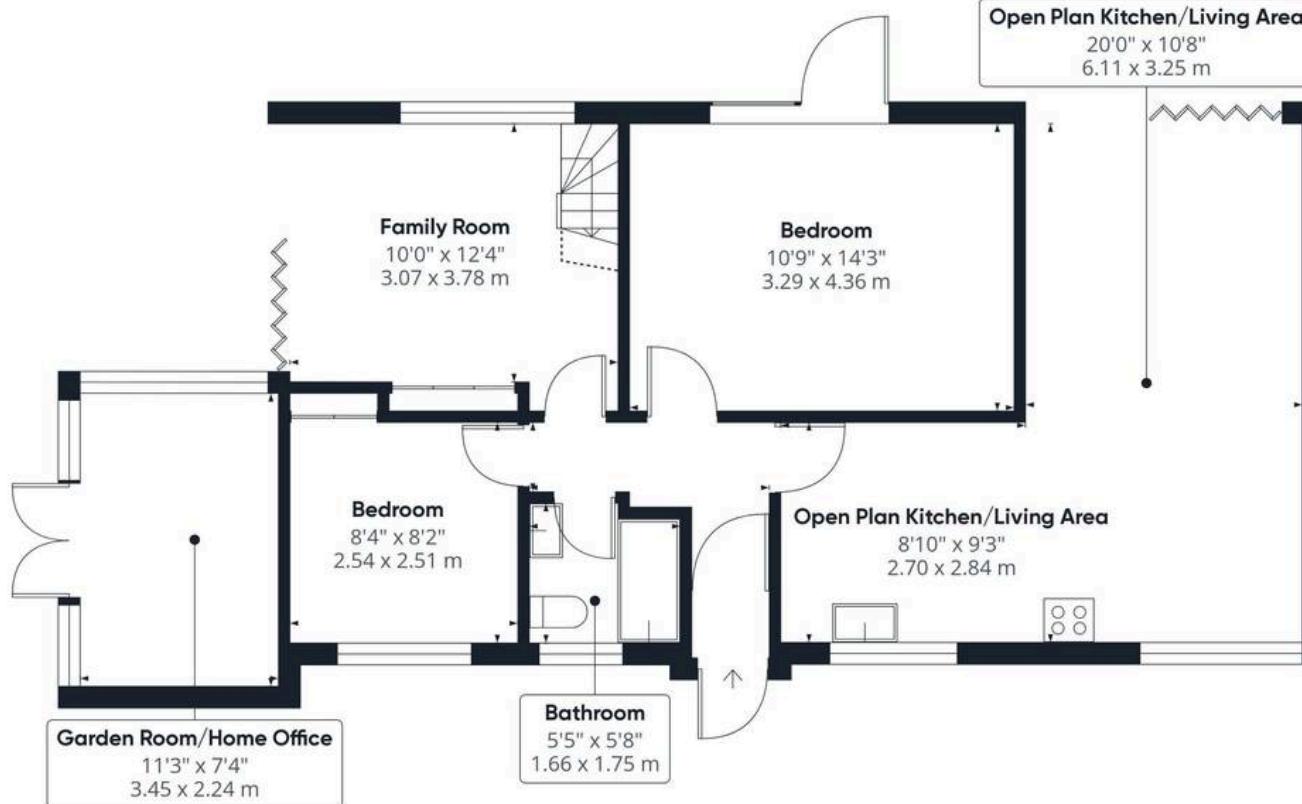






THE GREAT OUTDOORS

The rear garden has been extended by the current owners courtesy of a historic land purchase to the side of the home creating a wraparound garden fully enclosed with timber fencing to both sides in the rear offering privacy whilst backing onto protected woodland and parkland, the cathedral of trees surround the home creating a haven for wildlife and scenery with colourful planting borders surrounding the home. A sandstone walkway takes you from one side to the other of the property, initially exiting the living room area with a patio seating area for families to enjoy, whilst the adjacent side of the home currently houses an external home office setup including full glazing on two sides, French doors, insulation, flooring and thermal blinds, creating a versatile living space.



Approximate total area⁽¹⁾

1254.62 ft²
116.56 m²

Reduced headroom

123.28 ft²
11.45 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 were based on RICS IPMS 3C standard. Please note that calculations were adjusted by a third party and therefore may not comply with RICS IPMS 3C.

GIRAFFE360



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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 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.