



West Close, Norwich - NR5 0NH



West Close

Costessey, Norwich

Occupying a quiet END OF CUL-DE-SAC positioning, this SEMI-DETACHED CHALET HOME has been EXTENDED & IMPROVED to offer a VERSATILE LAYOUT extending to over 1,470 Sq. ft (stms) of accommodation. Stepping inside, the HALLWAY ENTRANCE opens to the 18' DUAL ASPECT SITTING ROOM, flooded with natural light. Across the hall the MAIN BEDROOM can be found, serviced by a modern three piece SHOWER ROOM located from the INNER HALL. To the rear of the home, the OPEN PLAN KITCHEN/ DINING ROOM boasts a SEPARATE UTILITY ROOM and FRENCH DOORS opening to the garden. Heading upstairs THREE DOUBLE BEDROOMS open from the landing with the convenient addition of a further three piece FAMILY BATHROOM. Outside, DRIVEWAY PARKING to the front leads to the GARAGE, benefitting from an ELECTRIC ROLLER DOOR, whilst the generous rear GARDEN is PRIVATE and FULLY ENCLOSED including a raised TERRACE and enjoying a TREE-LINED REAR ASPECT.

Council Tax band: C

Tenure: Freehold

EPC Energy Efficiency Rating: TBC



- Semi-Detached Chalet Home
- Quiet Cul-De-Sac Setting
- 18' Dual Aspect Sitting Room
- Open Plan Kitchen/ Dining Room with Separate Utility Room
- Four Double Bedrooms
- Ground Floor Shower Room & Family Bathroom
- Private & Enclosed Garden With a Tree-Lined Rear Aspect
- Driveway Parking & Garage With Electric Roller Door

The property is located within the popular residential location of Costessey. 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

The property can be found set back from the road, with a brick wall enclosed frontage opening to a brick weave driveway bordered by a mature garden offering a laid lawn with mature shrubs and trees. The main entrance can be found to the front of the property under an open porch.



THE GRAND TOUR

Stepping inside, the hallway entrance offers ample space for outdoor wear with a door immediately to the left opening to the 18' dual aspect sitting room, flooded with natural light from uPVC double glazed windows. The sitting room offers carpeted flooring running underfoot and allows for a range of soft furnishing layouts. From the end of the hall, the open plan kitchen and dining space can be found enjoying a rear facing aspect, overlooking the garden. The kitchen itself offers a range of wall and base storage cupboards with space for a 'range' style cooker with an extractor above and under counter space for white goods including a dishwasher. Ample worktop space is available for food preparation wrapping around to form a spacious breakfast bar. A shallow step leads down to the dining room, with LED roof mounted spotlights and French doors, this light and bright space offers plenty of room for formal dining, whilst tiled flooring runs underfoot for ease of maintenance. The separate utility room includes space for further white goods including a washing machine and floor base storage cupboards, worktop space and a door leading to the garage. From the hallway, the spacious main bedroom can be found, offering large wardrobes and space for a king-size bed and further storage furniture. Stepping into the inner hall, stairs rise to the first floor and access can be found to the modern three-piece shower room, boasting floor tiles with underfloor heating, tiled walls, a glass enclosed shower cubicle and wall mounted heated towel rail.

Ascending the stairs to the carpeted first floor landing, doors open to three further double bedrooms. The first room enjoys part vaulted ceilings and integrated storage, currently used as a study. At the end of the hallway, two further double bedrooms can be found. To the left, the second double room offers integrated eaves storage with space for a double bed and carpeted flooring. The final double room enjoys a rear facing aspect with views looking out to the garden. Currently used as a nursery, the space also offers versatility to be used as a double bedroom or study. Located centrally from the hallway, the family bathroom completes the accommodation including a three-piece suite with a shower over the bath and tiling to the walls, in addition to a further wall mounted heated towel rail.

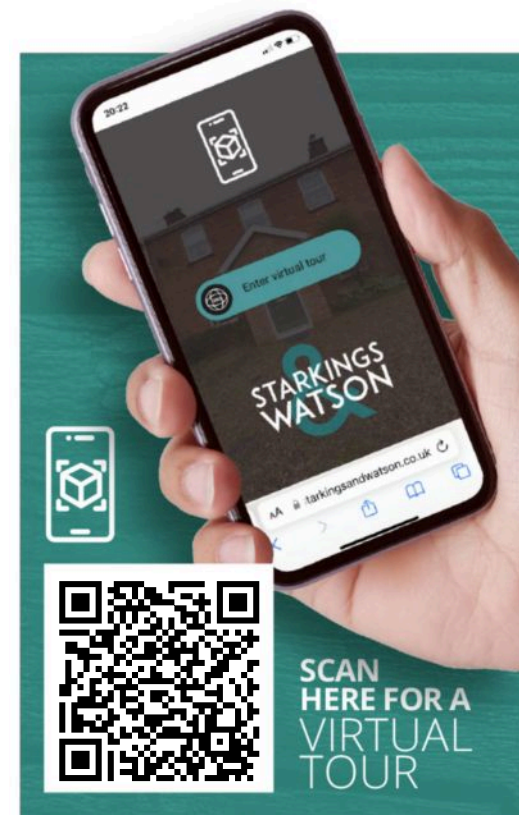
FIND US

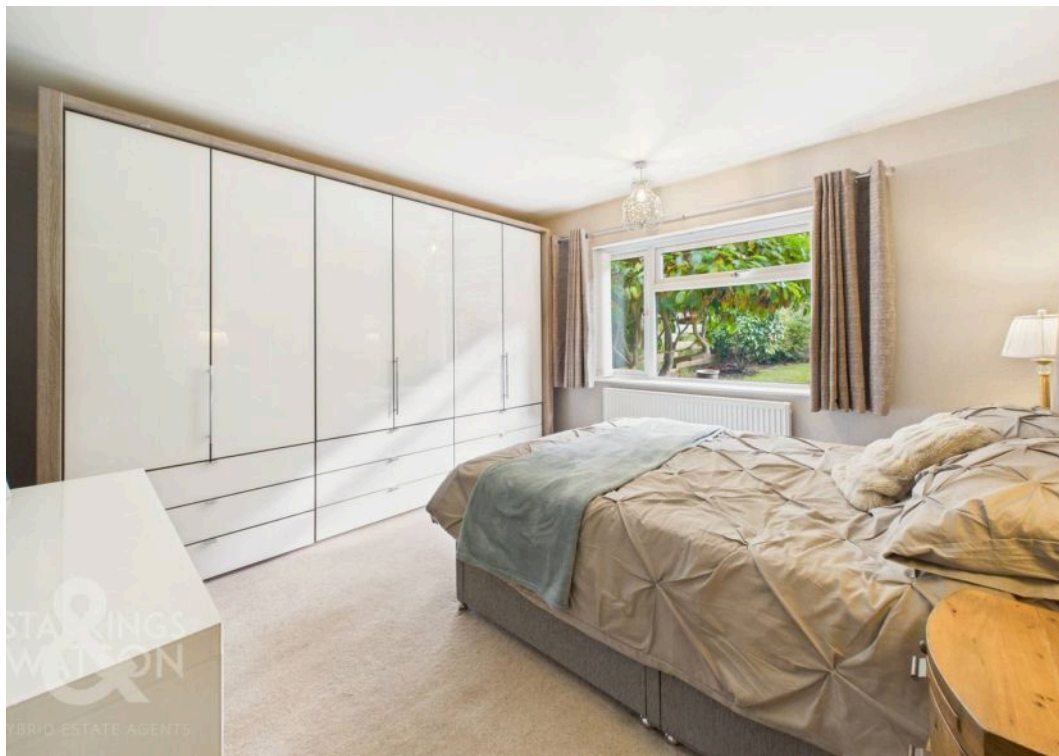
Postcode : NR5 0NH

What3Words : ///sweat.trendy.linked

VIRTUAL TOUR

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







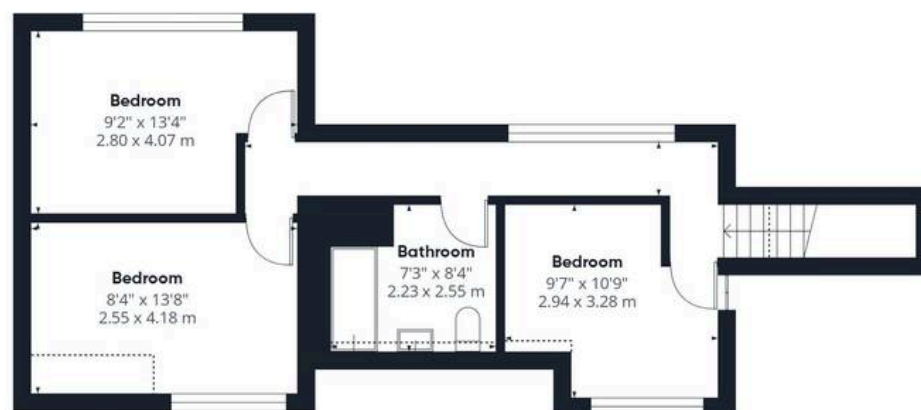
THE GREAT OUTDOORS

Stepping outside, the rear garden is private and fully enclosed with timber panel fencing, initially opening to a raised decking space perfect for outdoor furniture to enjoy the summer months with an adjacent flagstone patio. The remainder of the garden is primarily laid to a well-maintained lawn with a tree lined rear aspect, a variety of mature shrubs and trees surround the space, and a well sized timber storage shed is positioned at the end of the garden.





Ground Floor



Floor 1

Approximate total area⁽¹⁾

1478 ft²

137.4 m²

Balconies and terraces

220 ft²

20.4 m²

Reduced headroom

27 ft²

2.5 m²

(1) Excluding balconies and terraces

Reduced headroom

Below 5 ft/1.5 m

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360



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