



West End, Costessey - NR8 5AN

**STARKINGS  
& WATSON**

HYBRID ESTATE AGENTS





## West End

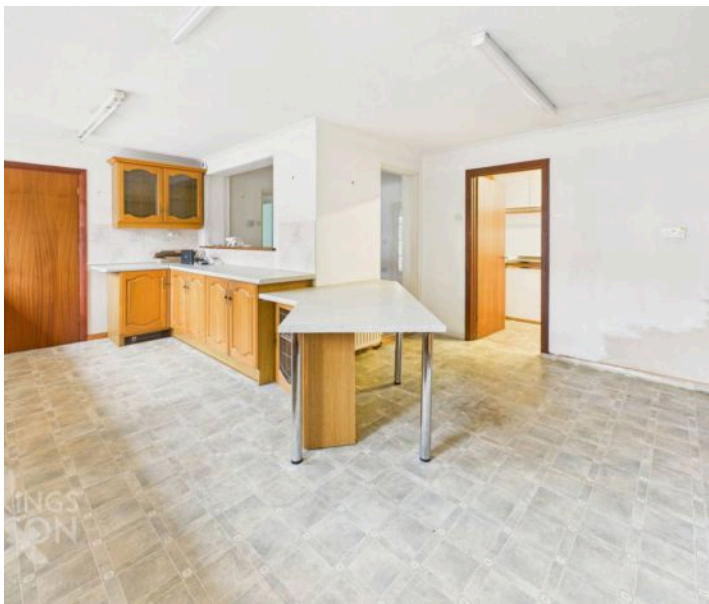
Costessey, Norwich

NO CHAIN! Prominently positioned occupying a 0.26 ACRE PLOT, this DETACHED HOUSE offers the perfect RENOVATION PROJECT, a blank canvas to create your dream home. Boasting an expansive 2,384 Sq. Ft (stms) of accommodation, including a HALLWAY ENTRANCE, opening to a STUDY. The fully fitted KITCHEN boasts a separate UTILITY ROOM and DINING ROOM. Continuing through the home, a spacious SITTING ROOM and CONSERVATORY provide versatile reception space. Whilst two double bedrooms are positioned to the rear of the home, the first of which including a four piece ENSUITE BATHROOM. Upstairs, doors give way to THREE BEDROOMS, serviced by a FAMILY BATHROOM. Externally, spacious DRIVEWAY PARKING can be found to the front, with access to the 22' GARAGE and further WORKSHOP space. The rear GARDEN is PRIVATE and ENCLOSED, enjoying a TREE-LINED REAR ASPECT.

Council Tax band: D

Tenure: Freehold

EPC Energy Efficiency Rating: TBC





- No Chain!
- Extended Detached House
- Requiring Updating & Modernisation
- Boasting Over 2,384 Sq. Ft (stms) Of Accommodation
- Spacious Sitting Room, Study & Conservatory
- Fully Fitted Kitchen With Separate Utility Room & Dining Room
- Four/Five Bedrooms
- Prominently Positioned on a Generous 0.26 Acre Plot

West End is only a short drive from Costessey, where within a short walk you will find various local amenities including shops, a 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.

#### SETTING THE SCENE

The property can be found set back from the road, enjoying a generous frontage including a paved driveway for multiple vehicle parking. The main entrance can be found at the front of the property.



## THE GRAND TOUR

Stepping inside, the hallway entrance offers space to store outdoor wear, with a doorway to the left opening to a useful study place enjoying a front facing aspect with uPVC double glazed windows and carpeted flooring. Immediately ahead, the inner hall offers stairs rising to first floor with valuable storage beneath and doors opening to the ground floor accommodation. To the right of the home, the spacious fully fitted kitchen can be found. Enjoying a range of floor and base storage cupboards and ample worktop space for food preparation., whilst offering integrated cooking appliances including a double oven, electric and gas hob with an extractor above. At the end of the room the separate utility benefits from further wall and base storage cupboards and a stainless steel sink. Adjacent, the dining room can be found with wood flooring running underfoot and ample room for formal dining. Double doors open to the spacious L-shaped sitting room which is the true heart of the home, with carpeted flooring underfoot, centred around an electric feature fireplace. The space boasts ample room for soft furnishings and storage furniture with a French door opening to the conservatory. The conservatory is unfinished, including a French door, and windows, flooding the space with natural light. Twin French doors offer access to both ground floor bedrooms. The first double bedroom can be accessed from the sitting room and the conservatory, with plenty of room for a double bed and bedroom furniture and a door opening to an ensuite bathroom including a corner bath with a shower above tiled splashback and vanity storage below the sink. With views overlooking the rear garden, the final bedroom is a versatile space, usable either as a further double bedroom or as an additional reception room.

Ascending the stairs to the carpeted first floor landing, loft access can be found above whilst doors give way to three well sized bedrooms. Two rooms enjoy views overlooking the garden with carpeted flooring, radiators and uPVC double glazed windows with the final room enjoying a front facing aspect. All three bedrooms are serviced by a three piece family bathroom located centrally from the landing.

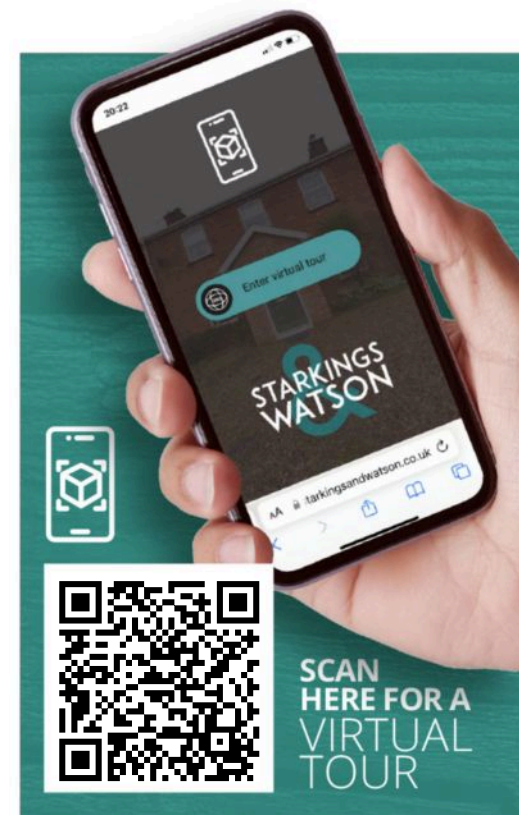
## FIND US

Postcode : NR8 5AN

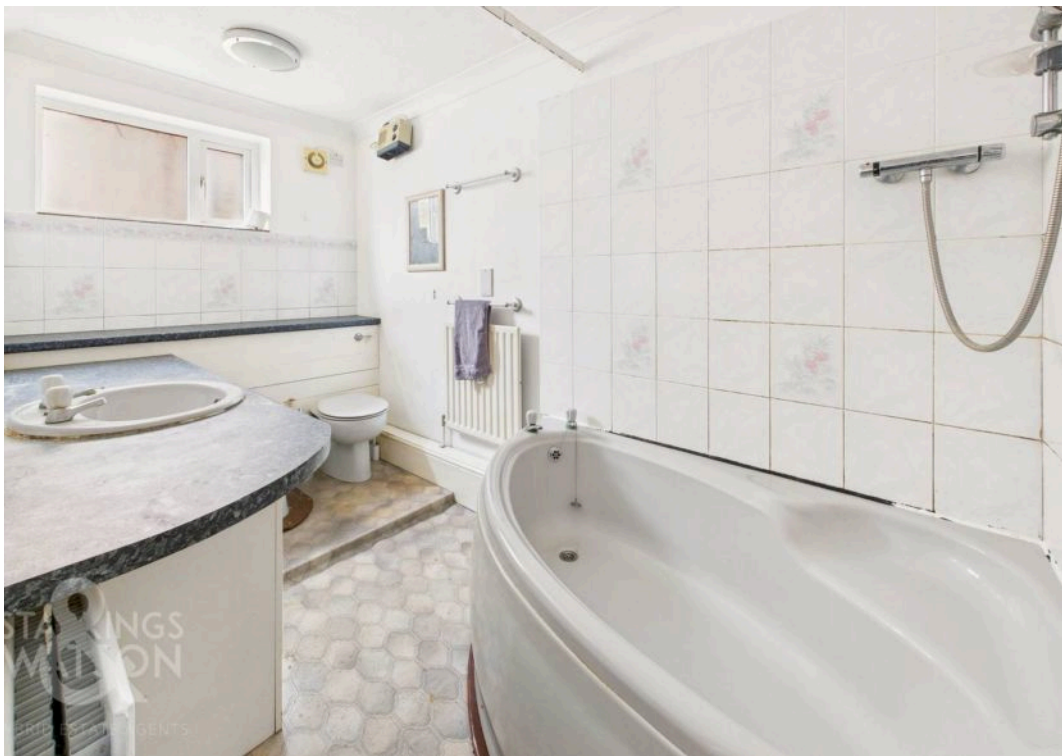
What3Words : ///incurring.goes.spoons

## VIRTUAL TOUR

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







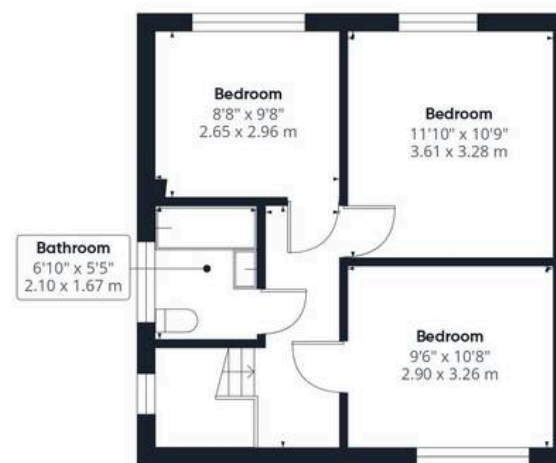
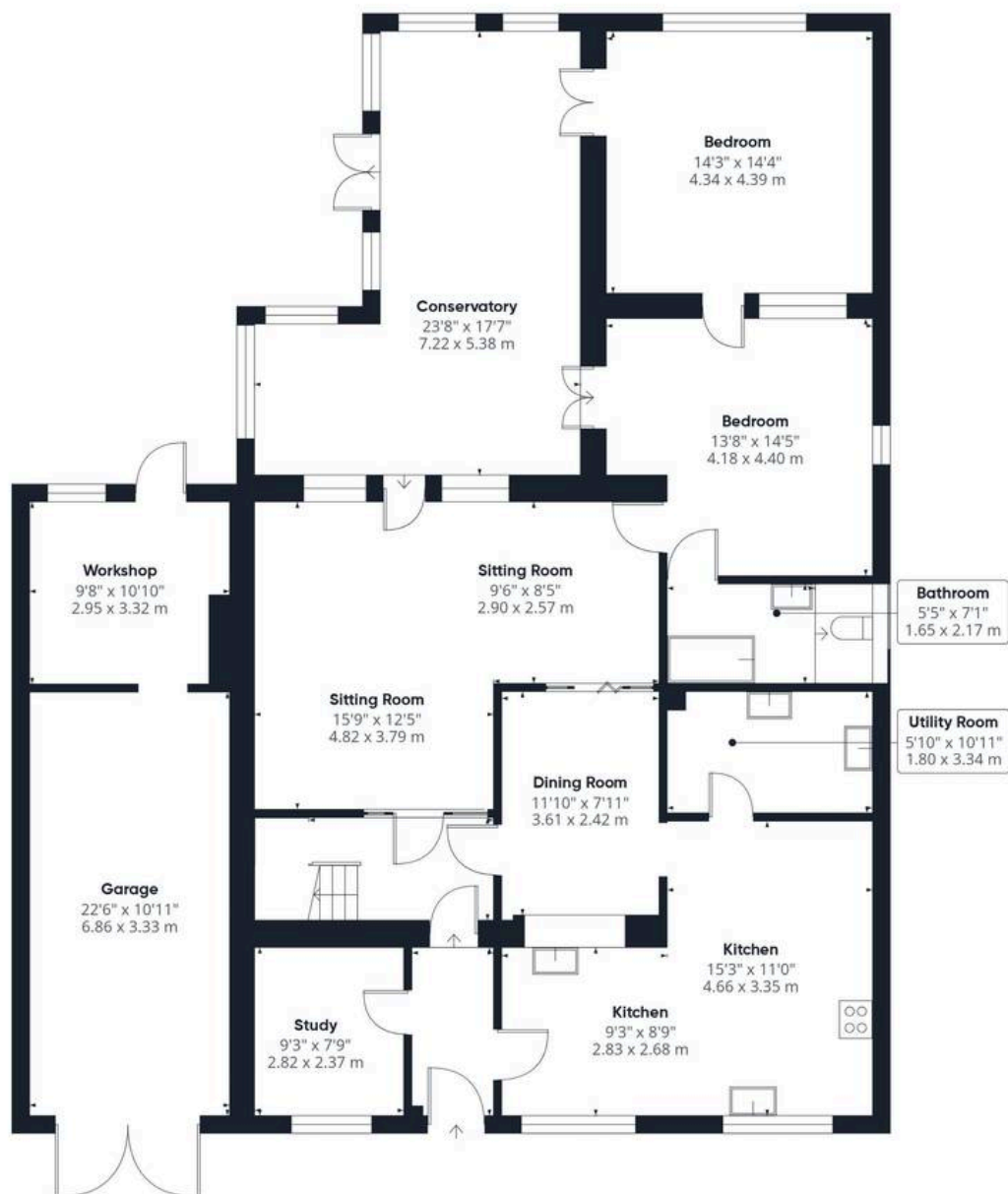




## THE GREAT OUTDOORS

Stepping outside, the rear garden is private and fully enclosed, benefiting from new timber panel fencing running along the left hand side boundary. Pedestrian access can be found to the garage with a side passageway leading back to the property's frontage. The garden is laid to lawn, with a tree lined rear aspect and views overlooking the green space, a useful timber shed can be found at the end of the garden.





Approximate total area<sup>(1)</sup>

2384 ft<sup>2</sup>

221.5 m<sup>2</sup>

(1) Excluding balconies and terraces

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

GIRAFFE360







## Starkings & Watson Hybrid Estate Agents

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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.