



Townhouse Road, Costessey - NR8 5BY

**STARKINGS
& WATSON**

HYBRID ESTATE AGENTS



Townhouse Road

Costessey, Norwich

NO CHAIN! Prominently positioned on a 0.4 ACRE PLOT (stms), this substantial GEORGIAN DETACHED HOUSE boasts over 3,650 Sq. Ft (stms) of accommodation, perfect for families or multi generational living, including a stunning detached ANNEXE, currently operated as a successful HOLIDAY LET. Inside, the accommodation includes FOUR RECEPTION ROOMS, including the family room, sitting room, study and 26' dining room boasting three sets of FRENCH DOORS opening directly onto the garden and SKYLIGHTS overhead. The 24' KITCHEN exudes country living with BEAMS and VELUX WINDOWS, complimented by a utility room. Downstairs, a useful CELLAR offers a versatility for multiple uses. The property offers SIX/SEVEN BEDROOMS in total, served by FOUR BATHROOMS, including the main bedroom, offering a four piece en-suite bathroom. Outside, the grounds are well maintained offering laid lawns, a covered outside PATIO TERRACE, a DOUBLE CART LODGE and a sweeping shingled DRIVEWAY offering ample parking leading to the GARAGE.

Council Tax band: G

Tenure: Freehold

- No Chain!
- Substantial Georgian Detached Home
- In Excess of 3,659 Sq. Ft (stms) Of Accommodation
- Detached Annexe Building Ideal For Multi-Generational Living Or Holiday Let
- Four Generous Reception Rooms
- 24' Kitchen With Part-Vaulted Ceilings & Velux Windows
- 6/7 Bedrooms & Four Bathrooms
- Expansive 0.4 Acre Plot With Well Maintained Grounds, Garage, Driveway Parking & Annexe

Townhouse Road in Costessey is within a short walk of various 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.

SETTING THE SCENE

Approached from Townhouse Road, the entrance opens to a shingle driveway leading toward the home, framed by well maintained hedging and surrounded by open green space.



The driveway opens into a substantial parking area for multiple vehicles, further wrapping around to the rear of the property. Here, double wooden doors open to a substantial garage, complemented by a cart lodge providing further sheltered parking for two vehicles. The main entrance is positioned to the front, with the property's gardens spanning around the home.

THE GRAND TOUR

Stepping through the main entrance, you are welcomed into a light and bright dual aspect hallway with stairs rising to the first floor. Doors give way to all ground floor accommodation, including a dedicated study to the right. To the left, the spacious sitting room allows for a range of soft furnishing layouts and features original wood flooring, centred around a period open fireplace with a wooden mantel. This room enjoys a front facing aspect and French doors leading out to the garden. The 26' dining room is a true highlight of the home, with tiled flooring underfoot and three sets of French doors that open directly onto the garden, perfect for summer entertaining. Flooded with light from Velux windows, there is ample space for large formal dining table, leading through to the 20' fully fitted kitchen. The kitchen offers a range of wall and base units with room for a 'range' style cooker, under counter space for a dishwasher and a large 'American' style fridge freezer. Characterful period wooden beams and overhead skylights complete the space. Beyond, the family room features carpeted flooring and a bay window to the front. Currently used as a second reception room, it leads to a convenient utility space with a Belfast sink, further storage, and plumbing for a washing machine and tumble dryer. An inner hall leads to a ground floor three piece shower room and a versatile ground floor bedroom, ideal for multi-generational living. Completing the ground floor, a door beneath the stairs leads down to a cellar, currently utilised as a music room but offering great versatility.

Ascending to the first floor, the landing is split over two levels. The stunning main bedroom features an original cast iron fireplace, fitted wardrobes, and a substantial four piece ensuite bathroom including a bath with shower over, a bidet, and integrated storage. The main corridor leads to four remaining bedrooms; the second bedroom enjoys a front facing aspect with integrated wardrobes and access to a through room, currently used as a bedroom or would make an ideal dressing room suite. Two further double bedrooms enjoy rear facing aspects, while the final bedroom, currently a single bedroom would serve perfectly as a home office. Completing the accommodation is the three piece family bathroom featuring a corner bath with shower over and a designer heated towel rail.

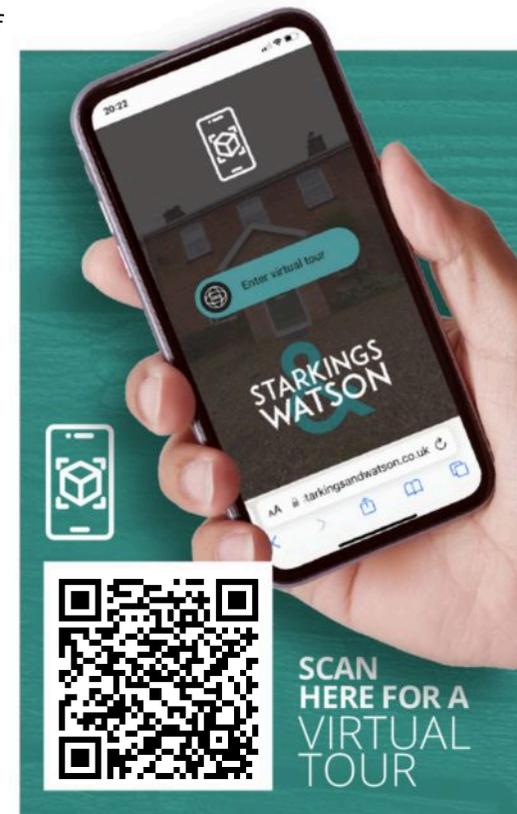
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VIRTUAL TOUR

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



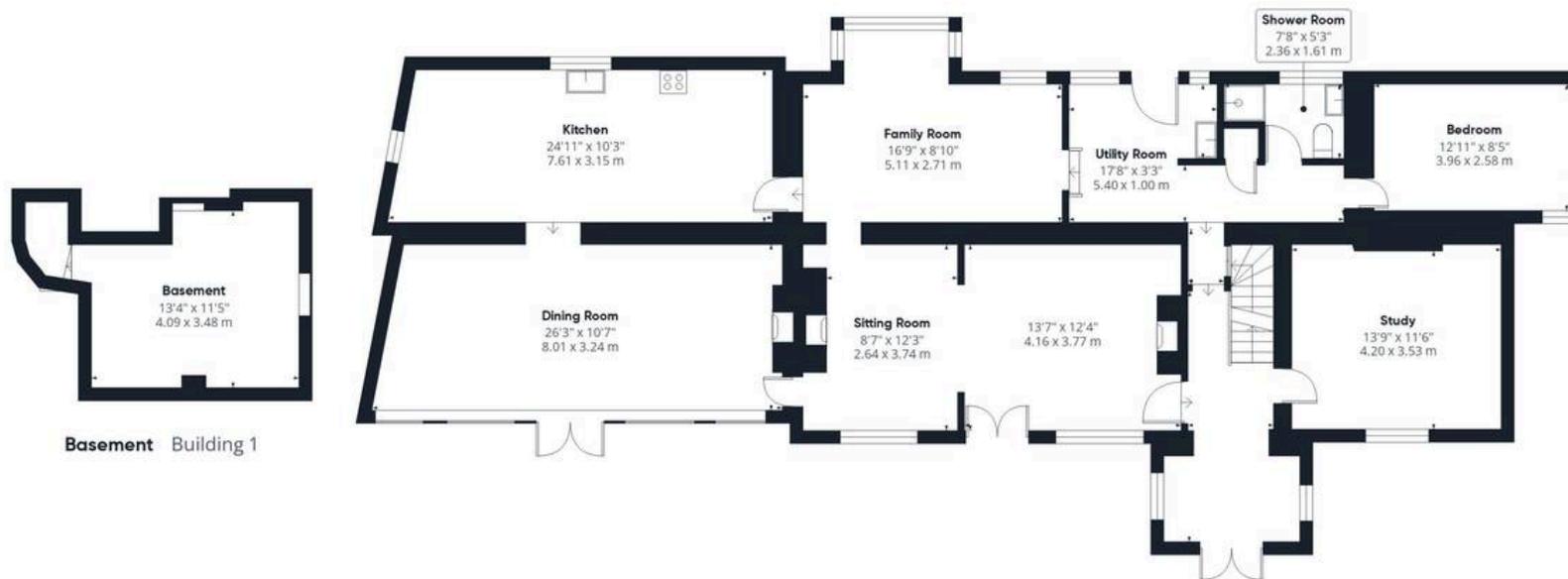




THE GREAT OUTDOORS

Stepping outside to the rear, the property offers a low maintenance shingle area providing further parking. The main gardens are framed by high level, well maintained hedging and are predominantly laid to lawn. A further patio runs along the front of the property, where the garden is split by original flint walling. The final portion of the garden is also laid to lawn and fully enclosed, leading back to the shingle driveway and main parking area. ANNEXE A private entrance opens into the substantial annexe, beginning with a hallway that leads to a three piece bathroom featuring a corner bath with shower over. The annexe continues into a dining room with a fully fitted kitchen, offering a range of wall and base units, an integrated oven, and under counter space for a dishwasher and fridge. A true highlight is the impressive open plan living/ bedroom area, boasting vaulted ceilings with Velux windows that create a light and airy dual aspect feel. This space is currently utilised as a games room and reception area, leading to a double bedroom. Adjacent to the annexe and cart lodge is a covered pamment-tiled patio terrace. This totally private spot features an outdoor wood burner, making it the perfect secluded retreat to enjoy the summer sunshine.





Basement Building 1

Ground Floor Building 1



Floor 1 Building 1



Ground Floor Building 2

Floor 1 Building 2

Approximate total area⁽¹⁾

3659 ft²

340.1 m²

Reduced headroom

187 ft²

17.3 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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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.