



Folgate Lane, Costessey - NR8 5DP



## Folgate Lane

Costessey, Norwich

NO CHAIN! Tucked away on a substantial 0.46 ACRE PLOT, this DETACHED BUNGALOW offers tons of potential to EXTEND (stp), REMODEL and MODERNISE. The perfect blank canvas to create your dream home. This generous plot boasts mature WRAPAROUND GARDENS and features a variety of OUTBUILDINGS including a CAR PORT, GARAGE and STORAGE ROOMS. Step inside to the ENCLOSED PORCH entry continuing to the 23' RECEPTION HALL, offering versatility for a range of uses. To the right, you are welcomed to the spacious 16' SITTING ROOM, enjoying a generous DUAL ASPECT with a BAY WINDOW and FRENCH DOORS opening directly onto the garden. Beyond, the fully fitted KITCHEN offers ample storage space and flows to the CONSERVATORY, whilst a further door leads to the refitted three piece SHOWER ROOM. Doors from the reception hall open to TWO DOUBLE BEDROOMS, both also enjoying DUAL ASPECT windows ensuring the rooms are flooded with natural light. Adjacent to the second bedroom, stairs ascend to the first floor CONVERTED LOFT space, offering VELUX WINDOWS overhead.



Council Tax band: D

Tenure: Freehold

EPC Energy Efficiency Rating: E

- No Chain!
- Detached Bungalow
- Substantial 0.46 Acre Plot
- Huge Opportunity To Remodel, Modernise Or Extend (stp)
- Versatile Converted Loft Room With Velux Windows
- Two Dual Aspect Double Bedrooms
- Private Wraparound Gardens
- Multiple Versatile Outbuildings Including A Car Port, Garage & Storage Rooms

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

Set back from the road and approached via a private gated entrance, the property features a shingled driveway that leads across the front and around to the side. Surrounded by established green space, the main entrance is conveniently positioned to the front of the home.

## THE GRAND TOUR

Stepping into the enclosed porch, tiled flooring runs underfoot for ease of maintenance and providing ample space for coats and shoes. A further door leads into the impressive 23' reception hall, a versatile space with significant potential for remodelling or a variety of uses, with doors leading to all accommodation. To the right, you are welcomed into the 16' sitting room. This bright, dual aspect space is centred around an exposed brick feature fireplace with a wooden mantel and features both a bay window and French doors opening directly onto the garden. At the end of the reception hall, a lean to conservatory offers additional space for soft furnishings and includes integrated storage along with room for a freestanding 'American' style fridge freezer. This area also leads to the refitted three piece family shower room, finished with floor to ceiling tiling and features a double walk-in shower with a glass splashback. The fully fitted kitchen provides a range of wall and base units with ample worktop space for food preparation. It features a traditional service hatch through to the sitting room, space for a freestanding oven, and under counter plumbing for a washing machine. Also off the reception hall are two recently redecorated double bedrooms, both featuring original wood flooring and a bright dual aspect; the main bedroom further benefits from a characterful bay window. Adjacent to the second bedroom, a stairway ascends to the first floor, leading to the spacious part converted loft space. This area is ready to be completed and improved, already benefiting from Velux windows.

## FIND US

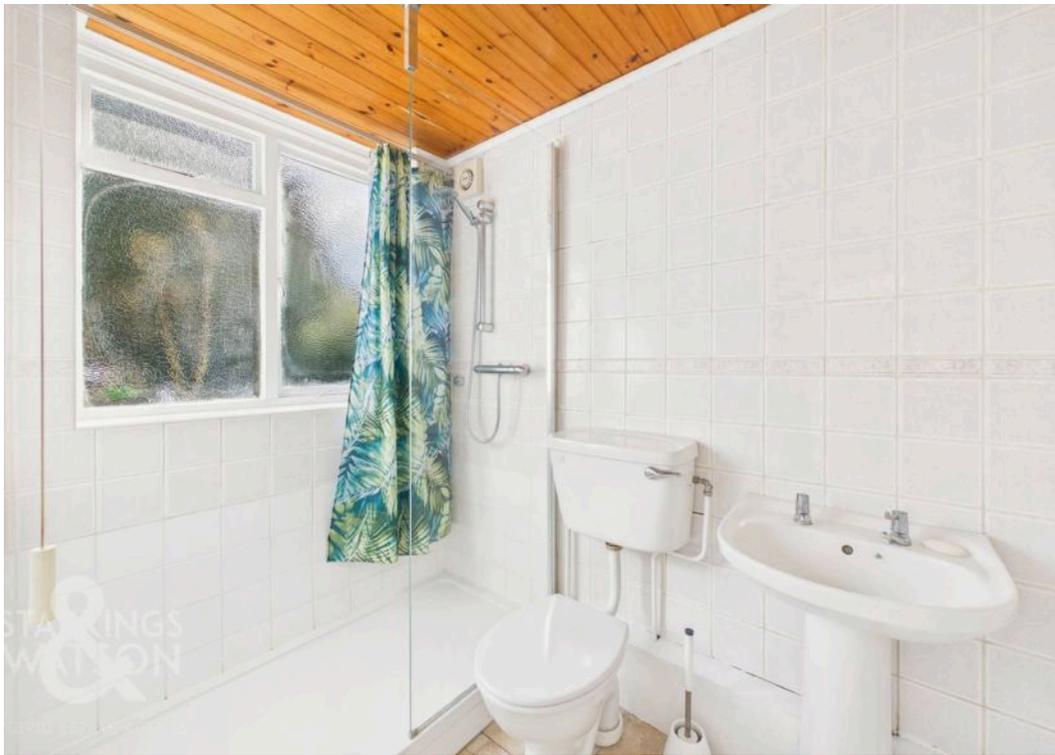
Postcode : NR8 5DP

What3Words : ///soil.stared.other

## VIRTUAL TOUR

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



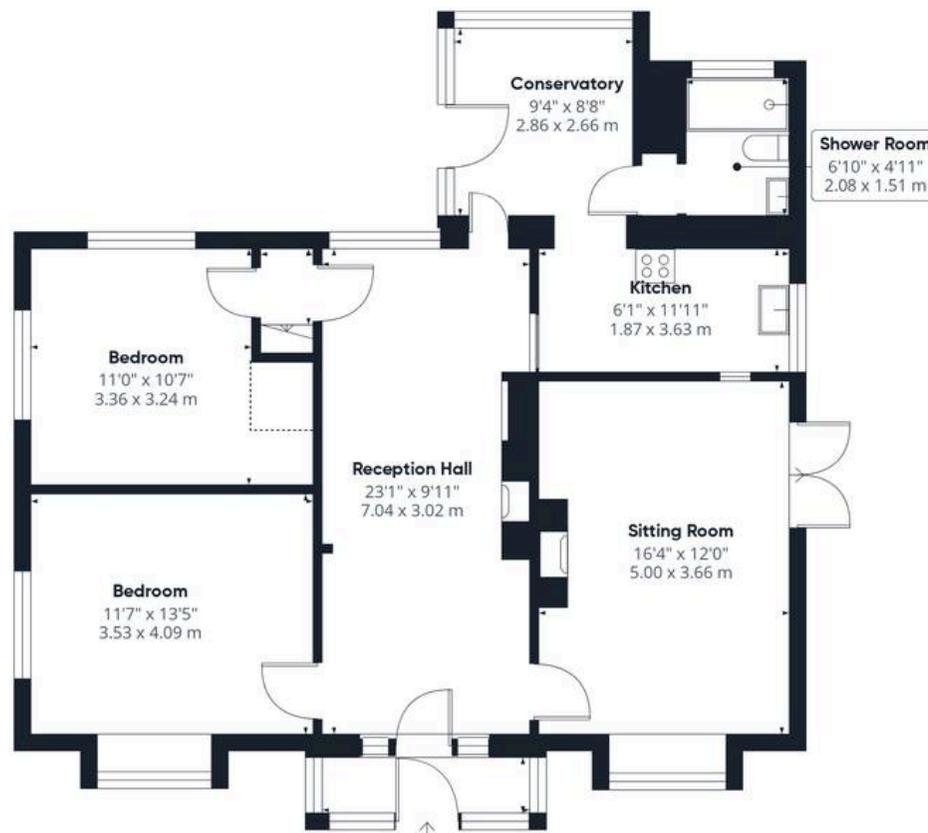




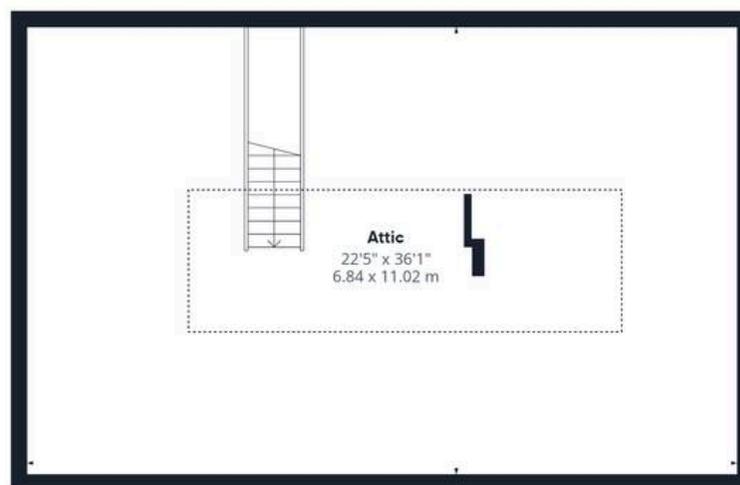
## THE GREAT OUTDOORS

Stepping outside, the generous plot offers almost half an acre (stms) of mature gardens, with expansive lawns, established plantings, and trees wrapping around the space to create a high degree of privacy. To the side of the home, a recently built carport is positioned opposite the garage, providing ample covered parking. At the rear, you will find substantial timber storage sheds alongside further lawns and a generous brick weave patio, ideal for outdoor furniture to enjoy the summer months. The outdoor space is completed by a summer house situated on the far side of the building, which leads back around to the front.





Ground Floor



Floor 1



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

1757 ft<sup>2</sup>

163.1 m<sup>2</sup>

**Reduced headroom**

642 ft<sup>2</sup>

59.6 m<sup>2</sup>

(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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