



Kost Road, Costessey, Norwich

Guide Price £170,000 Leasehold

Energy Efficiency Rating : B

- ✓ 75% Ownership Property
- ✓ 2017 Built Semi-Detached Home
- ✓ Spacious Sitting Room with French Doors
- ✓ High Specification Kitchen/Dining Room
- ✓ Three Bedrooms
- ✓ Cloakroom & Family Bathroom
- ✓ Two Allocated Parking Spaces
- ✓ Views of Nearby Woodland

To arrange an accompanied viewing please call our Costessey Office on 01603 336446

**STARKINGS
&
WATSON**



NO ONWARD CHAIN! 75% SHARED OWNERSHIP - with a PEPPERCORN RENT ONLY! Built in 2018, this SEMI-DETACHED HOME offers SPACE, STYLE and a great LOCATION! The property is TUCKED AWAY, with NEARBY WOODLAND providing a QUIET POSITION within the development. The property has been designed to a HIGH SPECIFICATION and is ENERGY EFFICIENT with an AIR-SOURCE central heating system. The accommodation begins with the CENTRAL ENTRANCE HALL offering ample amounts of storage, leading into the DUAL ASPECT KITCHEN/DINING ROOM - which has been UPGRADED to offer a high end finish, sitting room with FRENCH DOORS overlooking the WELL TENDERED rear garden, and the CLOAKROOM. To the upstairs THREE BEDROOMS and the spacious MODERN FAMILY BATHROOM complete the property. Externally, an ENCLOSED and good sized REAR GARDEN offers VIEWS OF WOODLAND, with TWO ALLOCATED PARKING SPACES to front.

LOCATION

Kost Road is only a short drive from Costessey, where within a short walk you will find 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.

DIRECTIONS

You may wish to use your Sat-Nav (NR5 5DE) but to help you...On leaving Norwich via the Dereham Road, proceed

straight over the junction with Larkman Lane/Aldi. Take the right hand lane and turn right by the petrol station into Norwich Road. Follow the road until it turns into Town House Road, then on your right hand side is a turning into Kost Road. Follow the road around to the right, where the property can be found on the right hand side.

AGENTS NOTE

We have been advised by the current homeowner there is a monthly service charge of £15.25. To be eligible to apply, you must live, work or have a family connection to the South Norfolk District Council area. The property is shared ownership, and rarely only has a peppercorn rent to pay.

The property is approached with two allocated parking spaces to the front, with gated side access to the rear garden.

uPVC double glazed entrance door to:

ENTRANCE HALL

Fitted carpet with recessed door mat, radiator, built-in storage cupboard, stairs to first floor landing with under stairs storage cupboard, smooth coved ceiling, doors to:

SITTING ROOM

16' 1" x 9' 7" (4.9m x 2.92m) Fitted carpet, radiator, uPVC double glazed window and French doors to rear, television and telephone points, built-in storage cupboard housing hot water cylinder, smooth coved ceiling.

KITCHEN/DINING ROOM

13' 8" x 9' 11" (4.17m x 3.02m) Offering a modern fitted range of wall and base level units with complementary square edged work surfaces, and inset one and a half bowl stainless steel sink and drainer unit with mixer tap, matching up-stands, inset electric ceramic hob and built-in electric oven with extractor fan, Karndean flooring, space for washing machine and fridge freezer, radiator, uPVC double glazed windows to front and side, smooth coved ceiling.

CLOAKROOM

Modern white two piece suite comprising low level W.C, hand wash basin set within vanity unit with storage cupboard under and with mixer tap over, tiled splash backs, Karndean flooring, radiator, extractor fan, smooth ceiling.

STAIRS TO FIRST FLOOR LANDING

Fitted carpet, radiator, built-in over stairs storage cupboard, smooth coved ceiling with loft access hatch, doors to:

DOUBLE BEDROOM

12' 9" x 9' 4" (3.89m x 2.84m) Fitted carpet, radiator, uPVC double glazed window to rear, smooth coved ceiling.

DOUBLE BEDROOM

13' 6" x 9' 5" (4.11m x 2.87m) Fitted carpet, radiator, uPVC double glazed windows to front and side, smooth coved ceiling.

BEDROOM

8' 9" x 7' 7" (2.67m x 2.31m) Fitted carpet, radiator, uPVC double glazed window to front, smooth coved ceiling.

FAMILY BATHROOM

Modern white three piece suite comprising low level W.C, pedestal hand wash basin with mixer tap, panelled bath with mixer shower tap and glazed shower screen, tiled splash backs, Karndean flooring, radiator, uPVC obscure double glazed window to rear, smooth ceiling with recessed spotlighting and extractor fan.

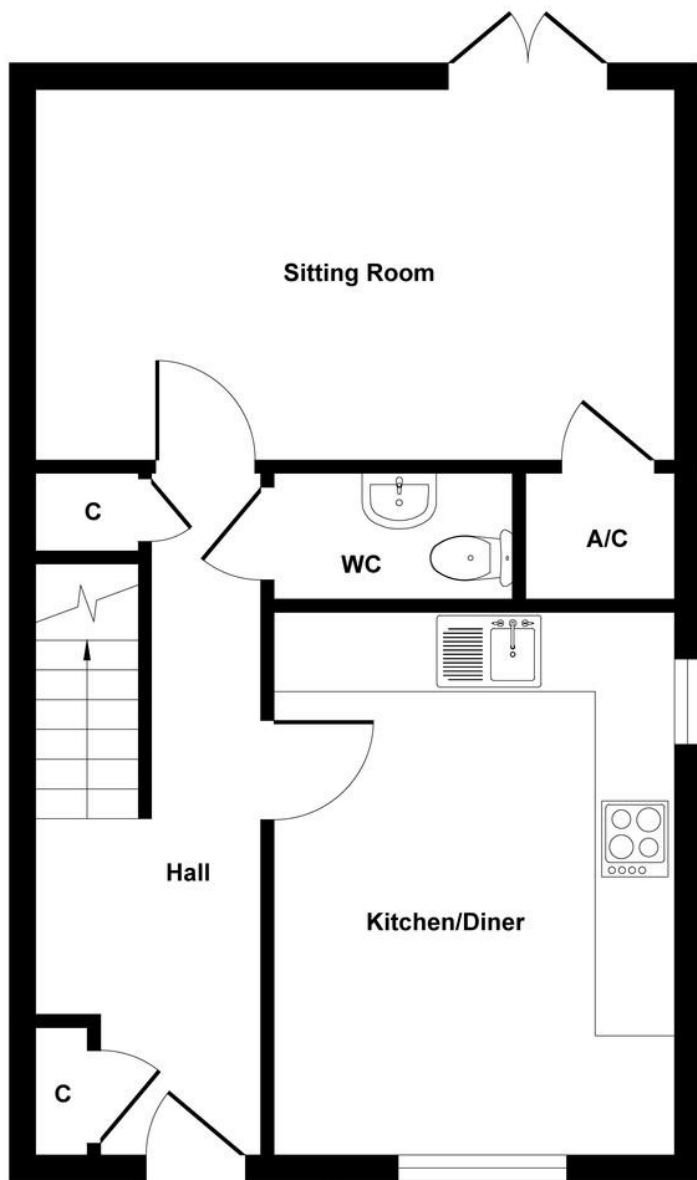
OUTSIDE REAR

Upon leaving from the sitting room French doors, you are immediately greeted with a paved area which is perfect for outdoor entertaining. The garden is then mainly laid to lawn with a variety of flowers, plants and shrubs, all enclosed with timber panelled fencing, and with far reaching views of the woodland to the side.

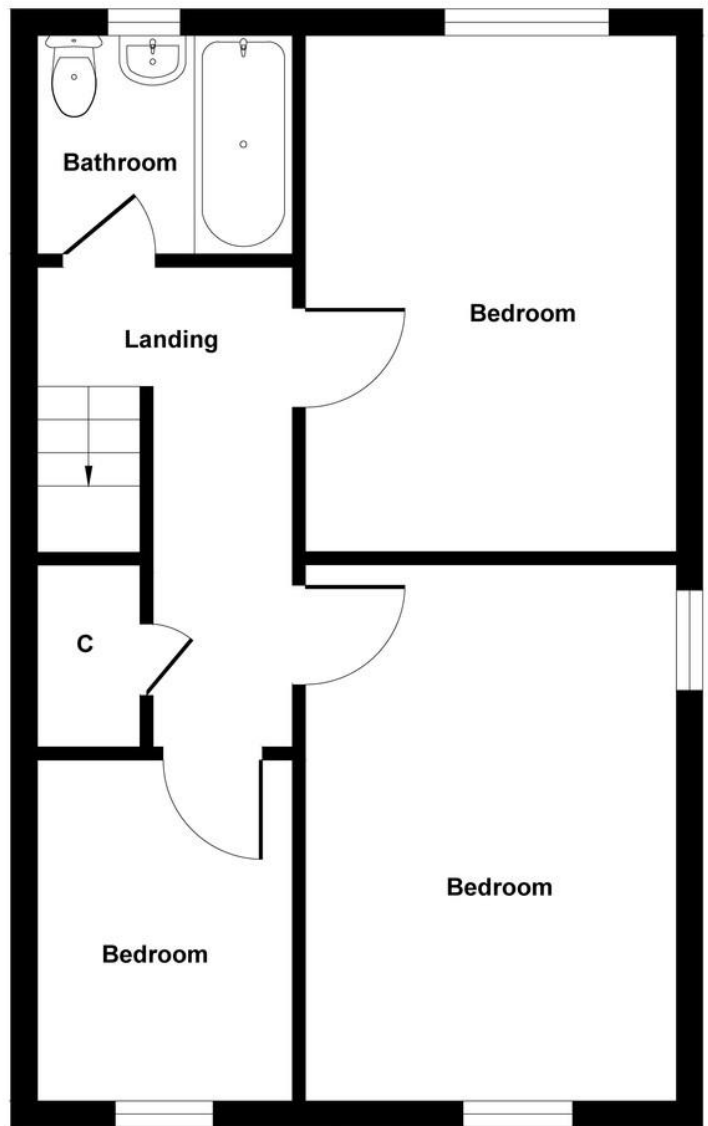
PARKING

Allocated parking is provided for two vehicles to the front of the property.





Ground Floor
 Approximate Floor Area
 431 sq. ft
 (40.04 sq. m)



First Floor
 Approximate Floor Area
 431 sq. ft
 (40.04 sq. m)



Approx. Gross Internal Floor Area 862 sq. ft / 80.08 sq. m

Agents Note: 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