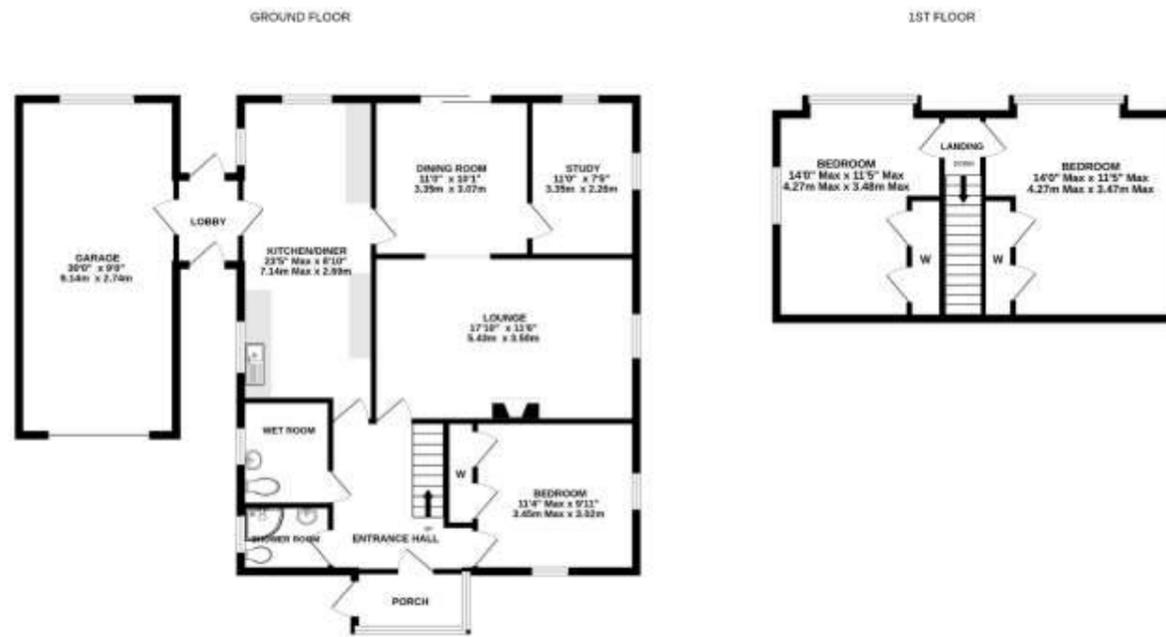


Olive Close, New Costessey
£350,000 Freehold



While every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee is given as to their operation or efficiency can be given.
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Viewings strictly by appointment with: 297 Fakenham Road, Norwich, NR8 6LE

Taverham **01603 261104**
Norwich **01603 740044**

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We bring to prospective purchasers attention that we, as estate agents for the property, have not tested any appliances and purchasers should make their own enquiries of the relevant Authorities regarding the connection and viability of all services. These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy.

- Extended & Improved Detached Home
- Three Double Bedrooms
- 23ft Kitchen/Diner
- Spacious Lounge & Separate Dining Room
- Study
- Shower & Wet Room
- Sunny South Facing Rear Garden
- 30ft Tandem Garage Plus Driveway
- Offered With No Onward Chain
- EPC Rating Tbc / Council Tax Band D

Description

Situated in a highly sought-after cul-de-sac location in Costessey, this extended and much-improved detached chalet-style family home is offered with no onward chain, making it an ideal purchase for a range of buyers.

The property boasts spacious and versatile accommodation, beginning with both porch and hall entrances. The ground floor features a generous double bedroom, a modern shower room, and a recently fitted wet room. There is also access to the main living areas, including a well-proportioned lounge and an impressive 23ft extended kitchen/diner. This contemporary space is fitted with a range of modern base units, work surfaces, and provides ample room for a family dining table, perfect for both everyday living and entertaining. Further enhancing the ground floor is a separate dining room with an opening into the lounge, patio doors leading out to the rear garden, and access to a dedicated study, ideal for home working.

Upstairs, the property offers two additional double bedrooms, both benefiting from fitted wardrobes and useful eaves storage.

Outside

Externally, the property continues to impress. To the front, there is off-road parking along with a substantial tandem-length 30ft garage complete with power and lighting.

To the rear and side, you will find a generous, south-facing lawned garden with a raised patio area, perfect for outdoor dining and entertaining.

Location

Costessey is a popular residential village located 4 miles west of Norwich City Centre and is situated in the valley of the River Wensum giving footpath access to the countryside and the Marriott's Way cycle path. Both New and Old Costessey have excellent amenities including 4 pubs, doctors surgeries, veterinary surgery and dentist. There are 5 schools catering for children of all ages, a variety of shops and a popular retail park. The Royal Norfolk Showground is situated within Costessey, hosting the annual two-day Royal Norfolk Show. During the year it also plays host to numerous events, such as antiques fairs, farmers' markets, craft shows and circus.

Viewing Arrangements

Viewing is strictly through Iconic Estate Agents on 01603 261104

Services

Mains Drainage, Water, Gas, Electricity and Broadband are all connected.

Local Authority

Broadland District Council, Horizon Business Centre, Peachman Way, Norwich, NR7 0WF
Council Tax D

Tenure

Freehold

Directions

From Norwich Road, Costessey, turn into Margaret Road and follow the road round. Turn right onto Olive Road and right again into Olive Close where the property can be found on the left hand side.

