

propertyladder



Kost Road, Costessey, NR8

Stylishly Presented Modern Four Bedroom Semi-Detached Home!

GUIDE PRICE £425,000 freehold



BRITISH
PROPERTY
AWARDS

2023 & 2024

★★★★★

GOLD WINNER

ESTATE AGENT
IN NORWICH
(NR10-16)

YOUR FAMILY'S STORY STARTS HERE!

This beautifully presented modern semi-detached home forms part of a desirable development in Old Costessey and offers stylish, comfortable and flexible living throughout.

The ground floor features a welcoming bay-fronted living room, perfect for relaxing or entertaining, along with a superb kitchen and dining room stretching across the back of the property with doors out to the garden. There is also a ground-floor WC and a particularly useful additional room created from the conversion of the integral garage. Currently arranged as a home hair/beauty salon, this versatile space would work equally well as a playroom, home office, study or even an occasional bedroom.

Upstairs, the property offers excellent bedroom space, with four well-proportioned rooms. Two of the bedrooms benefit from their own en-suite shower rooms, while the remaining bedrooms are served by a modern family bathroom.



“features a welcoming bay-fronted living room, perfect for relaxing or entertaining”



Overview

- Spacious Kitchen/Dining Room Opening To Garden
- Ground Floor WC For Added Convenience
- Converted Garage Section Creating A Salon/Playroom/Office
- Four Generous First-Floor Bedrooms
- Two En-Suite Shower Rooms Plus Family Bathroom
- Solar Panels Included - Excellent Energy Savings
- Driveway Parking And Attractive Lawn Frontage
- Enclosed Rear Garden With Lawn, Patio & Seating Areas





Location

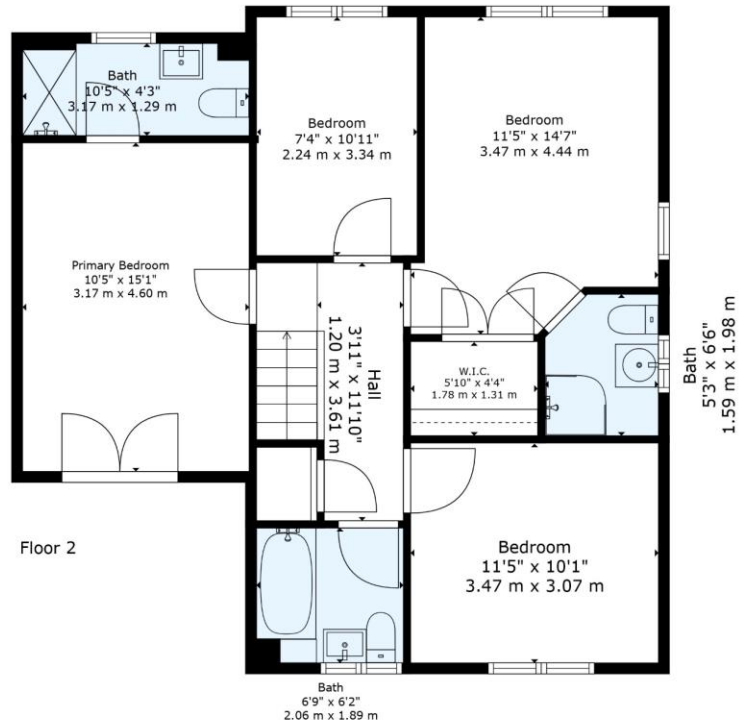
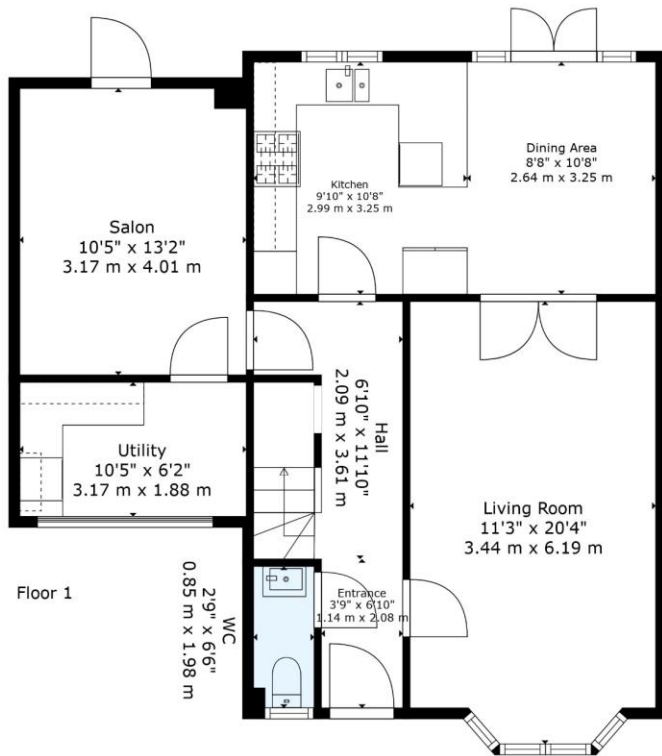
The property is set within a small, modern development in the ever-popular village of Old Costessey. Known for its friendly community feel, excellent local amenities and easy access to Norwich, the area is ideal for families and commuters alike. With nearby countryside walks, well-regarded schools, shops and convenient transport links, Old Costessey remains one of the most sought-after locations in the region.



Outside

The frontage provides a smart first impression, with driveway parking for several vehicles and a neatly presented lawn leading to steps up to the front door. The rear garden is fully enclosed and beautifully arranged with both patio and lawn areas, mature plants, trees and shrubs, plus an additional seating area - perfect for outdoor dining or simply unwinding.

The property also enjoys the benefit of solar panels, offering impressive energy efficiency and reduced running costs.



FULL EPC AVAILABLE UPON REQUEST

Score	Energy rating	Current	Potential
92+	A		93 A
81-91	B	84 B	
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Selling your home?

If you are considering selling your home, please contact us for your no obligation free market appraisal.

COUNCIL TAX BAND: D

LOCAL AUTHORITY: SOUTH NORFOLK DISTRICT COUNCIL

SERVICES CONNECTED: MAINS WATER, MAIN DRAINS, MAINS ELECTRICITY, GAS CENTRAL HEATING

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