



55 West End, Costessey

Offers in Region of **£700,000**

websters.



55 West End

Costessey, Norwich

Set on an acre plot (STMS) this impressive five-bedroom detached residence, designed in a contemporary style, offers an abundance of natural light and well-proportioned accommodation arranged over two floors. The property is approached via a gravelled driveway leading to a generous parking area and access to a detached double garage. To the front, the gardens are beautifully landscaped, featuring a wide variety of established planting with ample parking. Steps rise to a terraced entrance, enjoying attractive views across the frontage.

The spacious entrance hall, with a striking staircase, provides access to a generous sized sitting room, which benefits from a dual aspect with views to both the front and rear. A central fireplace with a wood-burning stove creates a warm and inviting focal point.

The well-appointed kitchen/breakfast room offers ample storage and workspace, and flows seamlessly into a dining room at the rear, where doors open onto a south-facing newly laid terrace area - ideal for entertaining and al fresco dining. A cloakroom completes the ground floor accommodation.





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Upstairs, a bright and airy landing leads to the principal bedroom with en-suite facilities, four further bedrooms, and a family bath and shower room. A particular feature of the home is that each room enjoys a pleasant outlook, enhancing the sense of space and light throughout. Externally, the grounds are a true highlight, being exceptionally well maintained and thoughtfully landscaped. They include expansive lawns, a kitchen garden, mature trees, and well-stocked flowering borders. The plot extends to approximately one acre (stms) and backs directly onto Costessey Golf Course, offering a high degree of privacy and a picturesque setting - truly a gardener's delight.

Council Tax band: F

Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: D





55 West End

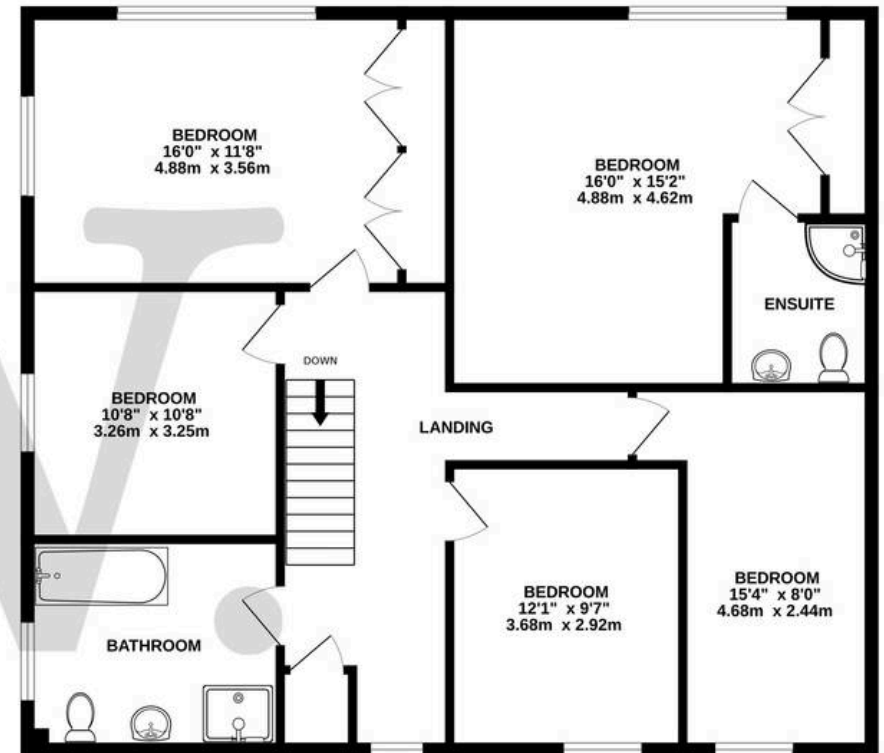
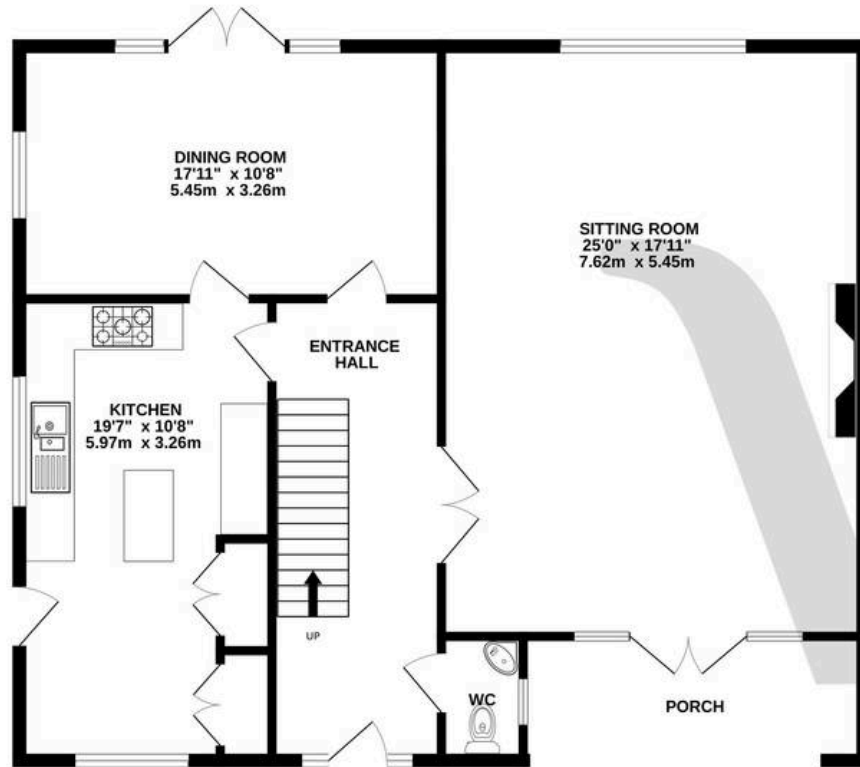
Costessey, Norwich

- Beautifully landscaped gardens of approx. 1 acre (sts) with potential to acquire further land
- Generous five bedroom detached property
- Double garage & ample off road parking
- Versatile accommodation
- Spacious bedrooms, en suite off the principle bedroom
- Excellent presentation throughout



GROUND FLOOR
1076 sq.ft. (99.9 sq.m.) approx.

1ST FLOOR
1115 sq.ft. (103.6 sq.m.) approx.



TOTAL FLOOR AREA : 2191 sq.ft. (203.5 sq.m.) approx.

Whilst 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 as to their operability or efficiency can be given.

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