

abbotFox



Dereham Road, Costessey  
Guide Price £415,000

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We are a team of genuine individuals who hold a deep passion for both property and marketing. Collectively, we bring over 70 years of experience in the property market of Norfolk and Suffolk. Our affection for both counties runs deep, and we are enthusiastic about sharing our passion with you.

Colin McKenzie | Branch Partner







## THE DETAIL

AbbotFox Estate Agents are pleased to bring to market this spacious and well-presented five-bedroom, three-bathroom semi-detached home on Dereham Road in the popular Costessey (NR5) area.

The property has been thoughtfully updated over the past five years and is ready to move straight into. Improvements include a modern fitted kitchen with integrated appliances, updated bathrooms, new double glazing, replacement doors, radiators, flooring, and refreshed plasterwork, along with upgrades to the plumbing and electrics.

Inside, the ground floor offers a welcoming entrance hall leading to a bright and comfortable lounge. To the rear, there is a separate dining room that connects to the kitchen, creating a practical layout for both everyday living and entertaining. A conservatory looks out onto the garden, while a pantry and internal access to the garage add further convenience.

Upstairs, there are four bedrooms off the main landing. The principal bedroom has its own en-suite shower room, and the remaining bedrooms are served by a family bathroom, making the layout suitable for families or those needing extra space for work or guests.

A key feature of the property is the self-contained annex, which has its own private entrance. It offers a studio-style living area, kitchenette, and bathroom, making it ideal for extended family, guests, or potential rental use.

Outside, the property benefits from off-road parking for up to five vehicles, an integral garage, and a private, enclosed rear garden that's well suited for relaxing or entertaining.

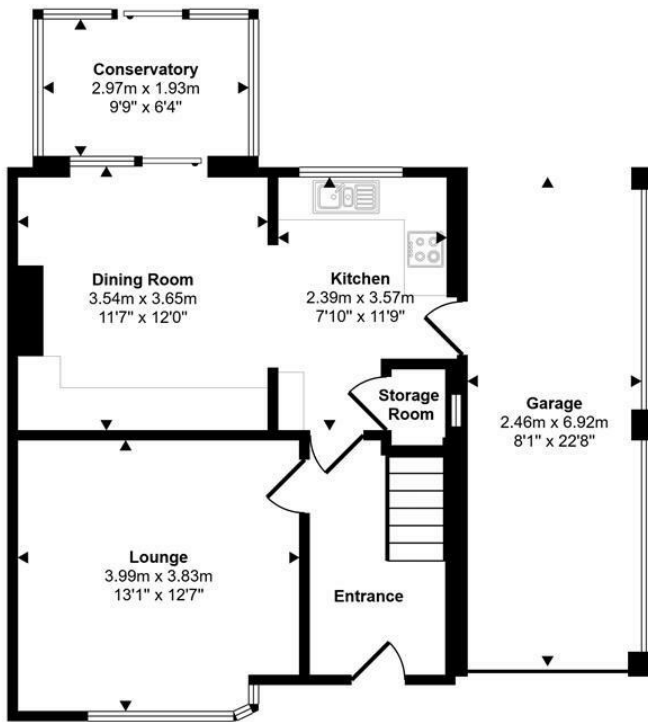




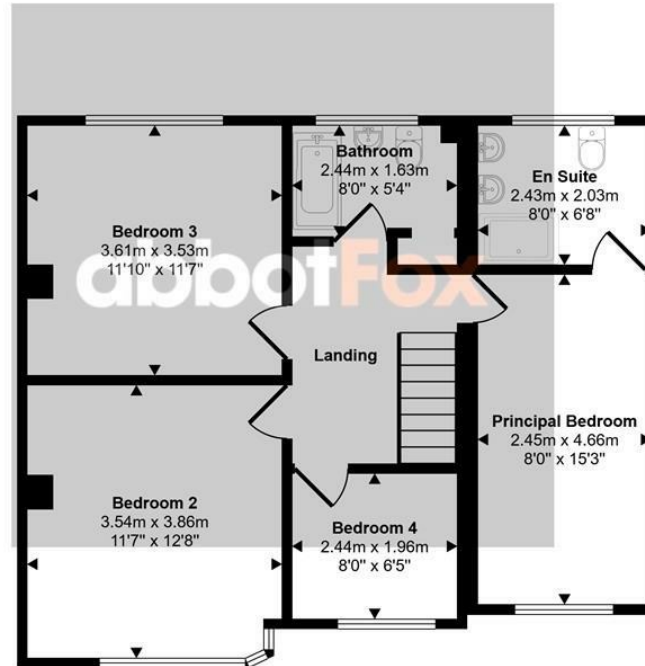
## THE HIGHLIGHTS \_\_\_\_\_

- Guide Price £415,000 – £425,000
- **\*\*Chain free\*\***
- Five bedroom, three bathroom semi-detached home including self contained annex
- Self contained annex with independent entrance large studio with kitchenette and full bathroom
- Modern fitted kitchen with ample storage, including a separate pantry
- Four well proportioned bedrooms off central landing
- Off road parking for up to five vehicles, plus integral garage
- Private, enclosed rear garden
- Ready to move into
- Comprehensively refurbished within the last five years

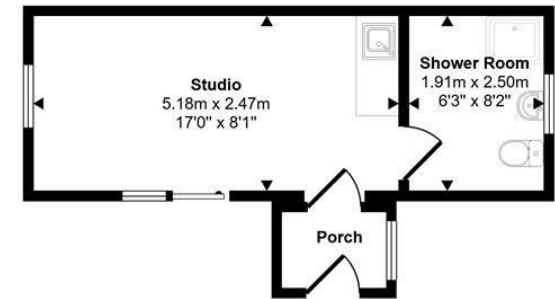
Approx Gross Internal Area  
154 sq m / 1656 sq ft



Ground Floor  
Approx 70 sq m / 754 sq ft



First Floor  
Approx 64 sq m / 686 sq ft



Studio  
Approx 20 sq m / 216 sq ft

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

Let's talk

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EPC RATING -

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