

FREEHOLD



House - Detached (EPC Rating: F)

PARKLANDS COSTESSEY NR8 5AL

Guide price

£650,000

FEATURES

- Exceptional four-bedroom detached
- Stunning open-plan kitchen
- Beautifully appointed cinema room
- Private landscaped garden
- Annexe Potential
- Prime position beside the golf club
- Luxurious principal suite
- Impressive garden room with gym
- Raised terrace, AstroTurf lawn
- Ample Parking



Ben Allman
Estate & Letting Agents

4 Bedroom House - Detached located in Costessey

An outstanding four-bedroom detached family residence, offering an enviable combination of sophisticated interiors, luxurious accommodation and beautifully landscaped outdoor living. Ideally positioned beside the golf club in Costessey, the property enjoys a wonderfully private setting with a secluded, unoverlooked garden.

From the impressive entrance hall, the home unfolds into a series of beautifully appointed spaces, including a refined sitting room and a dedicated cinema room. At the heart of the property is the exceptional open-plan kitchen, breakfast and dining space, designed for both relaxed family living and effortless entertaining, with expansive views across the landscaped garden.

Upstairs, a striking galleried landing leads to the sumptuous principal bedroom suite, complete with a bespoke dressing room and luxurious en-suite. Three further well-proportioned bedrooms and a beautifully finished family bathroom complete the first floor.

The outside space is equally impressive, creating a private lifestyle retreat. A superb garden room with gym and WC, bespoke outdoor kitchen and elegant pergola provide the perfect setting for entertaining throughout the year. The landscaped garden features a pristine AstroTurf lawn and raised terrace dining area, all thoughtfully designed to maximise privacy and enjoyment.

A sophisticated, stylish and exceptionally versatile home, offering an enviable standard of modern family living in a truly private Costessey setting.

ENTRANCE HALL

The impressive galleried entrance sets an immediate tone of quality and distinction. Showcasing a beautiful interplay of textures, from the feature stone wall to the bespoke joinery and herringbone flooring, this exceptional space offers a warm welcome while reflecting the home's impeccable standard of design.

CLOAKROOM

This stunning cloakroom has been thoughtfully designed to blend style and practicality, featuring striking monochrome tones, premium fixtures and elegant finishing touches that elevate the space and reflect the exceptional standard found throughout the home.

SITTING ROOM

23'0 x 12'0

An exquisite reception space designed for sophisticated modern living, this beautifully appointed sitting room effortlessly blends timeless elegance with contemporary luxury. A sumptuous arrangement of bespoke-style seating is complemented by rich herringbone flooring, bespoke illuminated display shelving and a striking feature media wall, creating an atmosphere that is both refined and inviting. Generous glazing floods the room with natural light, while carefully considered ambient lighting and elegant neutral tones lend a sense of understated opulence. A truly impressive setting for both relaxed evenings and stylish entertaining.

CINEMA ROOM

12'0 x 13'0

A sophisticated home cinema designed for immersive entertainment, featuring a striking wall-mounted projection screen, integrated sound system and sumptuous seating. The dramatic charcoal palette is beautifully balanced by pale herringbone flooring and elegant bespoke detailing, creating a luxurious yet inviting space for relaxed evenings and memorable gatherings.

KITCHEN/BREAKFAST ROOM

21'0 x 13'0

A beautifully appointed contemporary kitchen and family space, thoughtfully designed to combine style and functionality. Featuring sleek high-gloss cabinetry, elegant herringbone flooring and an abundance of natural light, the room flows effortlessly into the dining and garden areas through expansive glazing and double doors. Finished to an exceptional standard throughout, this impressive open-plan hub provides the perfect setting for both everyday living and sophisticated entertaining.

DINING ROOM

13'0 x 9'0

Flooded with natural light from an impressive roof lantern and framed by contemporary full-height bifold glazed doors, this stunning dining and garden room creates a seamless connection between the home and outdoor space. Beautifully finished with elegant flooring and clean architectural lines, the room offers a sophisticated setting for both formal entertaining and relaxed family living.

GALLERIED LANDING

Overlooking the stunning reception hall below, the spacious galleried landing provides a striking architectural feature, enhanced by elegant décor, high-quality finishes and a sophisticated boutique-hotel ambience that resonates throughout the home.

ANNEXE/OFFICE

Designed with flexibility in mind, this impressive multi-functional room presents an excellent opportunity for use as a home office, annexe accommodation or business suite. Beautifully finished throughout, it offers a seamless balance of style, comfort and practicality.

BEDROOM TWO

13'0 x 11'0

A beautifully presented double bedroom, thoughtfully styled with contemporary finishes and bespoke fitted wardrobes providing excellent storage. The striking feature wall adds depth and character, while the generous proportions and refined décor create a calm and inviting retreat.

BEDROOM THREE

12'10 x 11'10

A beautifully appointed double bedroom, combining generous proportions with elegant contemporary styling. Featuring bespoke fitted wardrobes, plush carpeting and attractive plantation shutters, the room offers a tranquil and luxurious retreat, finished to an exceptional standard throughout.

BEDROOM FOUR

13'0 x 8'0

A versatile and beautifully presented bedroom, currently arranged as a comfortable family snug, offering generous proportions and outstanding flexibility. Finished with plush carpeting, contemporary plantation shutters and refined décor, this inviting room can effortlessly serve as a stylish bedroom, media room or home office to suit a variety of lifestyle needs.

FAMILY NATHROOM

A luxurious contemporary bathroom, exquisitely finished with striking marble-effect tiling and sleek black fittings that create a refined, spa-inspired ambience. Thoughtfully designed to combine elegance and practicality, the space features a stylish bath with shower over, contemporary vanity unit and bespoke plantation shutters, all presented to an exceptional standard.

PRIMARY BEDROOM

11'0 x 12'0

A stunning primary bedroom suite, designed to create a luxurious sanctuary of space and light. Featuring a dramatic vaulted ceiling, contemporary glazing that frames delightful views, and direct access to the bespoke dressing room, this elegant retreat combines sophisticated styling with an exceptional sense of comfort and exclusivity.

PRIMARY SUITE

A superbly appointed dressing room, thoughtfully designed to provide an elegant extension to the primary suite. Featuring an extensive range of bespoke mirrored wardrobes, luxurious soft furnishings and generous space for dressing and storage, this sophisticated retreat delivers a boutique hotel feel while offering both style and practicality in equal measure.





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PRIMARY EN SUITE

A beautifully crafted primary en suite, finished to an exceptional standard with striking marble-effect tiling, a contemporary walk-in rainfall shower and sleek matt-black fittings throughout. Combining boutique hotel luxury with everyday practicality, this elegant space provides a sophisticated and indulgent setting befitting the impressive primary suite.

REAR GARDEN

A striking landscaped garden designed for both relaxation and entertaining, centred around an impressive contemporary garden complex. Featuring expansive decking, low-maintenance lawns and a seamless blend of indoor and outdoor living, this beautifully enclosed space provides a private and sophisticated setting for year-round enjoyment. A superb covered terrace, expertly designed to extend the living space outdoors and provide an exceptional setting for year-round entertaining. Featuring quality stone paving, exposed timber detailing and seamless access from the principal accommodation, this elegant outdoor room overlooks the beautifully landscaped gardens and creates a wonderful connection between home and nature. A superb outdoor entertaining area, thoughtfully designed to create a relaxed yet sophisticated setting for social gatherings.

GYM

A substantial and highly versatile outbuilding, currently configured as a private gym with the added benefit of adjoining wc facilities. Offering exceptional flexibility, this impressive space presents exciting potential for a range of uses, including a home office, wellness studio, entertainment suite or annexe accommodation, subject to the necessary consents.

STORAGE/GARDEN ROOM

A versatile garden room of impressive proportions, bathed in natural light through expansive glazed elevations overlooking the grounds. Offering outstanding potential as a home office, studio, entertainment space or additional accommodation, this adaptable retreat provides the perfect blend of contemporary living and lifestyle flexibility.



GROUND FLOOR



1ST FLOOR



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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Council Tax Band

E

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are 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.

