



80 Bahram Road, Costessey  
£280,000

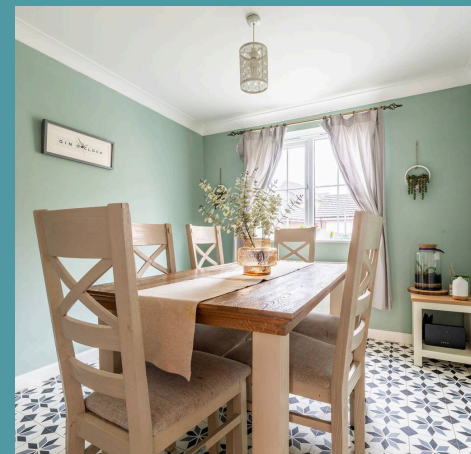
# 80 Bahram Road

Costessey, Norwich

Find spacious and versatile accommodation across three floors in this semi-detached residence located in the town of Costessey. It is a prime example of a beautiful family home, highlighting modern fixtures and fittings, a well-maintained garden, a driveway and a garage. Don't miss your chance to make this house your home and enjoy the finest aspects of living in Norfolk.

## Location

Costessey is a suburb of Norwich in Norfolk. It features a mix of residential areas, green spaces, and local amenities. With easy access to the city centre, residents enjoy a balance of suburban tranquility and urban convenience. The area includes parks, schools, and shopping facilities, making it a desirable location for families and professionals alike. The strong community spirit is evident through local events and activities, creating a welcoming atmosphere. Overall, Costessey provides a pleasant living environment that combines nature with modern conveniences.





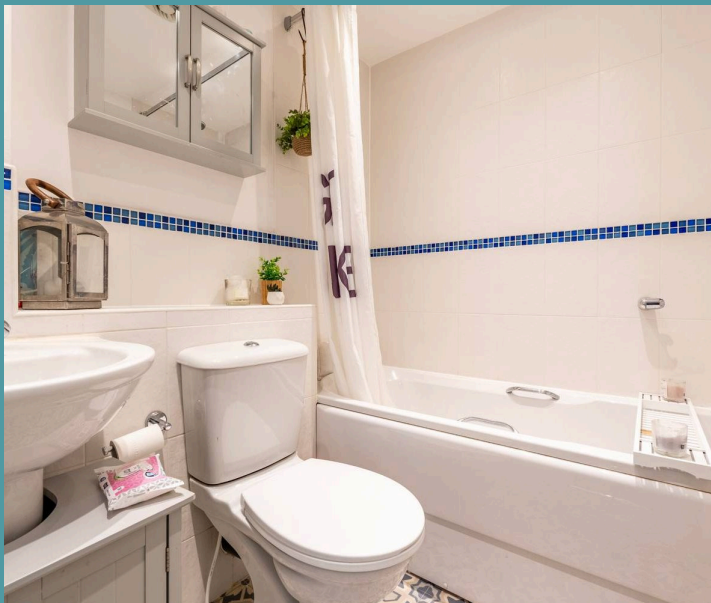
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Costessey, Norwich

Upon entering the property, you are greeted by a welcoming ambience that carries throughout the house. Immediately capturing your attention is the open-plan kitchen/dining room, providing the perfect space for both entertaining guests and enjoying intimate family meals. With fitted wall and base units, complemented by integrated appliances, to enhance your cooking experience. The adjacent versatile dining room has the potential to be transformed into an office, playroom, or additional bedroom, depending on your own requirements.

Ascend to the first floor, where you will encounter a comfortable sitting room, bathed in an abundance of natural light, creating a warm and inviting atmosphere for relaxation and socialising. This space is ideal for unwinding after a long day or hosting gatherings with loved ones.

Across both upper floors are three double bedrooms, each thoughtfully designed to offer relaxation and privacy. The master bedroom flaunts a private en-suite, adding a luxury yet convenient touch to your everyday routine. A well-appointed family bathroom serves the additional bedrooms, ensuring that every member of the household has their own space to unwind.





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Step outside to discover a well-maintained garden that is fully enclosed, offering space for outdoor activities and enjoyment. It is primarily laid to lawn, bordered by planted beds and a patio area for your outdoor seating arrangements. A driveway provides off-road parking for multiple vehicles, while a garage offers additional storage options for all your belongings.

### Agents Notes

We understand that this property is freehold.

Connected to mains water, electricity, gas and drainage.

Heating system - Gas central heating.

Council Tax Band: D





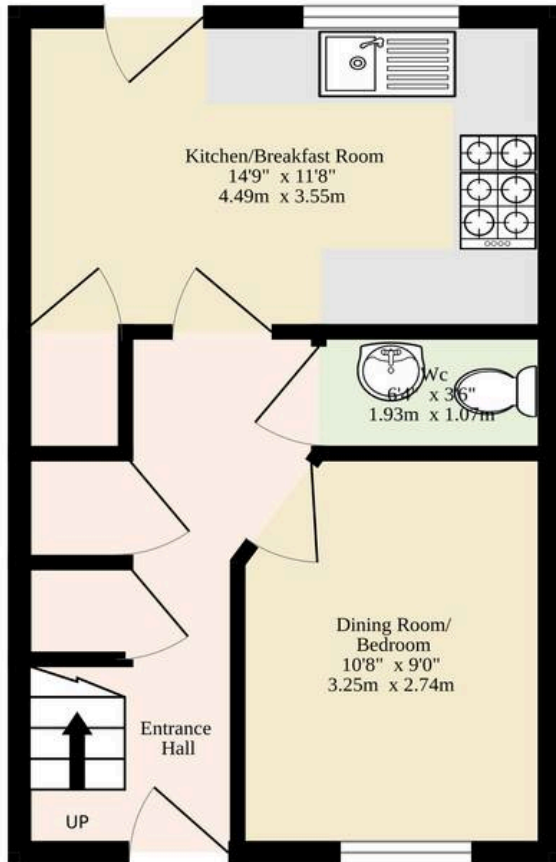
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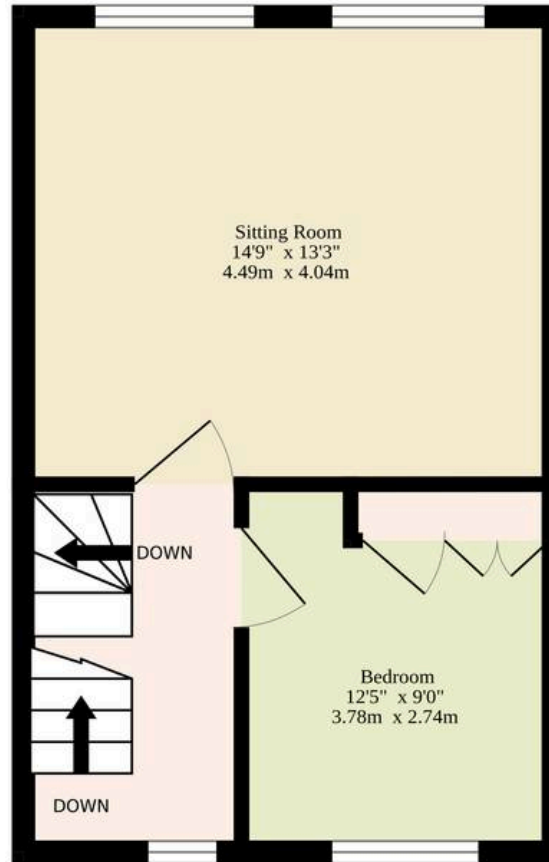
- Semi-detached residence in the Norfolk town of Costessey
- Beautiful family home with spacious and versatile accommodation across three floors
- Open-plan kitchen/dining room suitable for entertaining and intimate family meals
- Versatile dining room with the potential to be a office, playroom or bedroom
- Comfortable sitting room filled with an abundance of natural light
- Three bedrooms, one private en-suite & a family bathroom
- Well-maintained garden that is fully enclosed for privacy
- Driveway providing off-road parking & a garage for storage options
- In close proximity to all local amenities and natural surroundings



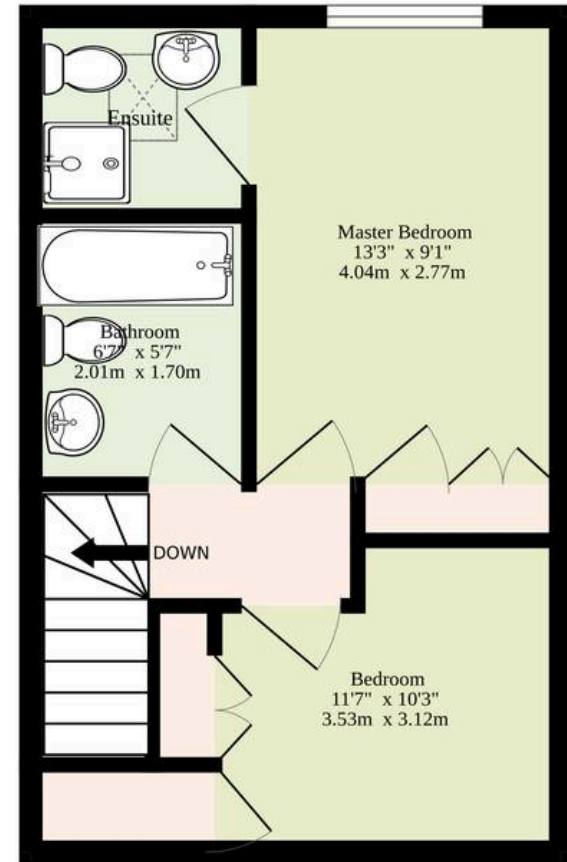
**Ground Floor**  
290 sq.ft. (26.9 sq.m.) approx.



**1st Floor**  
306 sq.ft. (28.4 sq.m.) approx.



**2nd Floor**  
276 sq.ft. (25.6 sq.m.) approx.



**Sqft Does Not Include Hallways & The Ensuite**

**TOTAL FLOOR AREA : 872sq.ft. (81.0 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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