



Beaumont Road, Costessey, Norwich

Guide Price £300,000 - £325,000 Freehold

Energy Efficiency Rating : TBC

- ✓ No Chain
- ✓ Detached Bungalow
- ✓ Close To Amenities
- ✓ Kitchen/Breakfast Room
- ✓ Sitting Room & Dining Room
- ✓ Three/Four Bedrooms
- ✓ Gardens to Front and Rear
- ✓ Gated Parking and Garage

**STARKINGS
& WATSON**

To arrange an accompanied viewing please call our Costessey Office on 01603 336446



NO CHAIN and with accommodation spanning OVER 1300SQFT! The accommodation has rooms which are in needs of SOME MODERNISATION however, the NEWLY INSTALLED BATHROOM is not one of those rooms, as it boasts a MODERN FOUR PIECE SUITE with built-in storage and recessed spotlighting. The ground floor currently has ONE BEDROOM with another room that could be used as a STUDY or FOURTH BEDROOM if required and it would benefit from a WALK-IN WARDROBE which is accessed off the entrance hall, the SITTING ROOM and DINING ROOM have EXPOSED BRICKWORK and finally a KITCHEN/BREAKFAST ROOM houses the wall mounted GAS FIRED CENTRAL HEATING BOILER and a built in BREAKFAST BAR. Heading upstairs, TWO BEDROOMS both with BUILT-IN CUPBOARDS and eave storage and a SHOWER ROOM. There are gardens to FRONT AND REAR both of which enjoy the SOUTH SUN throughout the day. A SINGLE GARAGE with an ELECTRIC ROLLER DOOR can be found at the end of the PARKING AREA set behind a FIVE BAR GATE.

Nearby you will find a variety of local amenities including shops, hardware store, post office etc. Local schooling is located close by up to Secondary level, whilst a wealth of public transport leads to Norwich and the nearby Retail Parks. To the rear of the property, access leads to the local play area and Marriott Way for walks and cycling. A variety of bus routes lead to Norwich City Centre, with Longwater Retail Park located only a short drive with a park and ride bus service into Norwich.

You may wish to use your Sat-Nav (NR5 0HG), but to help you... Upon leaving Norwich via Dereham Road, proceed along the A1074, crossing the Sweet Briar Road roundabout and continuing to the traffic lights adjacent to 'The Cherry Tree' public house. Turn right at these traffic lights and follow the Norwich Road until the turning for Beaumont Road is on the left hand side. Turn here and follow until the property can be found on the left hand side, indicated by our For Sale board.

Set behind a five bar gate, there is ample parking and access to the single garage and main property.

uPVC double glazed entrance door to:

ENTRANCE PORCH

Tiled flooring, uPVC double glazed windows to front and side, smooth ceiling, uPVC obscure double glazed door to kitchen, uPVC double glazed door to:

ENTRANCE HALL

Fitted carpet, radiator, stairs to first floor landing with under stairs storage space, built-in storage cupboard, coved ceiling, doors to:

FAMILY BATHROOM

Four piece suite comprising low level W.C. with hidden cistern, hand wash basin set within vanity unit with storage cupboard under and mixer tap over, shower cubicle with thermostatically controlled shower, panelled bath with mixer tap, tiled walls and flooring, radiator, chrome heated towel rail, uPVC obscure double glazed window to rear, built-in high gloss cabinets with recessed spotlighting, coved ceiling.

DOUBLE BEDROOM

12' x 9' 11" (3.66m x 3.02m) Fitted carpet, radiator, uPVC double glazed window to rear, a range of fitted bedroom furniture and wardrobes, coved ceiling.

STORAGE ROOM

8' 10" x 6' 10" (2.69m x 2.08m) Fitted carpet, built-in storage cupboard to both sides of this room with double doors, coved ceiling, obscure glazed door to:

STUDY/BEDROOM

11' 8" x 9' 11" Max. Of Irregular Shape. (3.56m x 3.02m) This room is currently part of the entertaining area but could be separated off and used as an additional bedroom if required, with storage room providing a walk-in dressing room. The room currently comprises fitted carpet, radiator, uPVC double glazed bow window to rear, coved ceiling, arched opening to:

SITTING ROOM

14' 5" x 12' (4.39m x 3.66m) Feature exposed brickwork fire place with inset gas fire, fitted carpet, uPVC double glazed full height

windows and French doors to front overlooking a courtyard garden, coved ceiling, window and door to:

DINING ROOM

14' 5" x 11' 10" (4.39m x 3.61m) Feature exposed brickwork with inset gas fire, fitted carpet, uPVC double glazed windows to front, built-in storage cupboards and display units, coved ceiling, door to entrance hall.

KITCHEN/BREAKFAST ROOM

16' 1" x 10' 2" Max. (4.9m x 3.1m) Fitted range of wall and base level units with complementary rolled edge work surfaces and inset sink and drainer unit with mixer tap, tiled splash backs, inset electric hob and built-in electric oven with extractor fan above, built-in microwave oven, tiled flooring, radiator, uPVC double glazed window to front x2, space for washing machine, built-in dishwasher and breakfast bar, coved ceiling.

STAIRS TO FIRST FLOOR LANDING

Fitted carpet, built-in storage cupboard, doors to:

DOUBLE BEDROOM

9' 9" x 8' 11" Max. (2.97m x 2.72m) Fitted carpet, radiator, uPVC double glazed window to rear, built-in storage cupboard with opening to eave storage.

FAMILY BATHROOM

Three piece suite comprising low level W.C, hand wash basin set within vanity unit with storage cupboard under and mixer tap over, shower cubicle with electric shower, tiled floors, fitted carpet, uPVC obscure double glazed window to rear.

DOUBLE BEDROOM

13' 2" x 9' 8" (4.01m x 2.95m) Fitted carpet, radiator, uPVC double glazed window to rear, built-in storage cupboard with opening to eave storage.

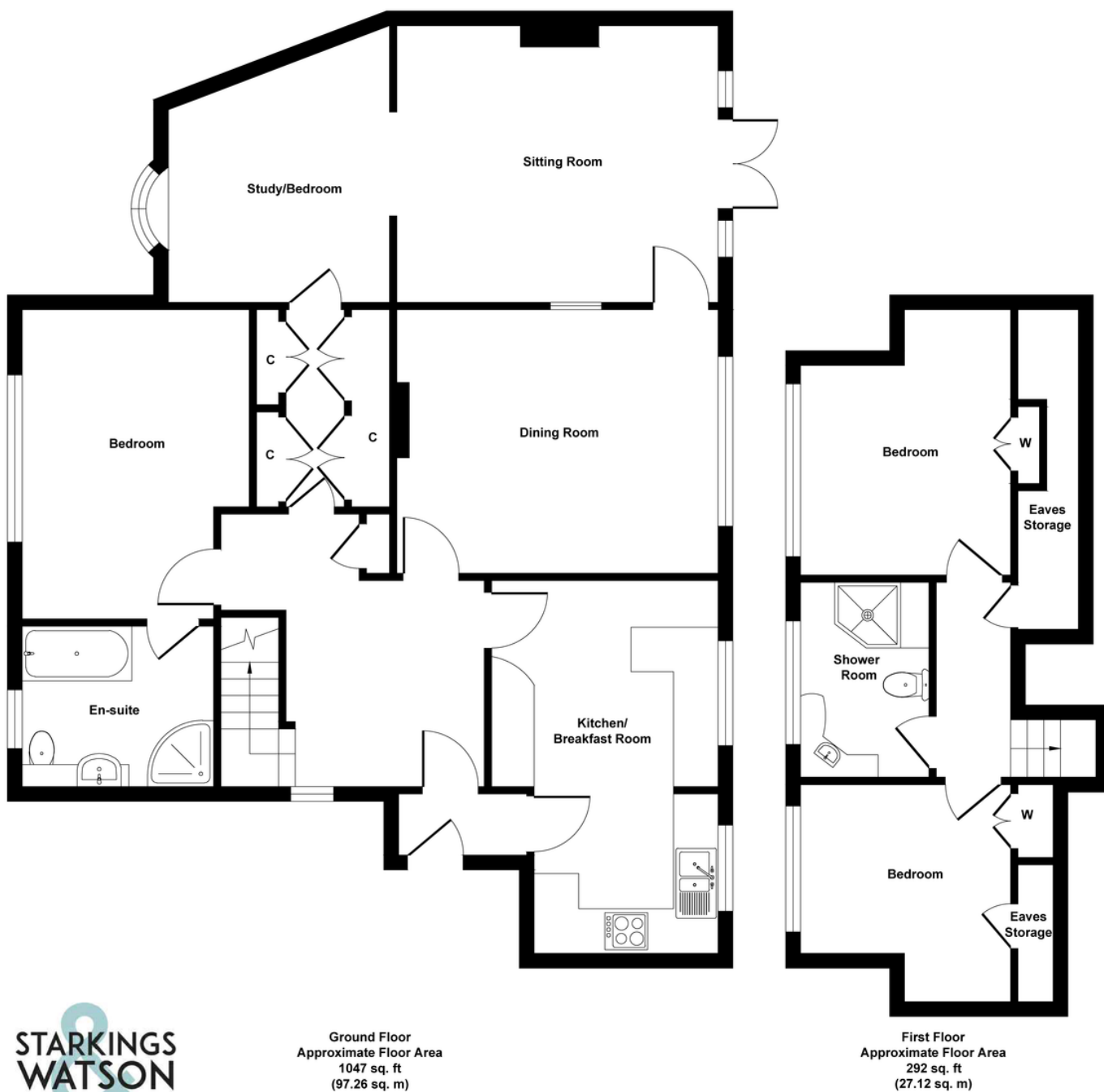
OUTSIDE REAR

Leaving the property via the main door you step onto a brick paved pathway leading around the property to the rear garden. The rear garden itself is laid to lawn with a central circle patio perfect for a garden furniture set and to enjoy the south sun. There is also a greenhouse and storage area in the back garden. To front there are further lawned gardens and manicured flower bedding with a range of roses which have been planted. Continue along a brick paved pathway and passing through a white wrought iron gate the courtyard mentioned off the sitting room is laid as patio with a brick walled boundary and a summer house.

GARAGE

16' 11" x 9' 4" (5.16m x 2.84m) Electric roller door, window to rear, power and lighting.





Approx. Gross Internal Floor Area 1339 sq. ft / 124.38 sq. m

Agents Note: Whilst every care has been taken to prepare these sales 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

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