



Gunton Lane, Costessey

Guide Price £200,000 - £210,000 Freehold

Energy Efficiency Rating : TBC

- ✓ No Chain!
- ✓ Extended Detached Bungalow
- ✓ Modernisation & Updating Required
- ✓ Approx. 1000 Sq ft (stms)
- ✓ Open Plan Sitting/Dining Room
- ✓ Three Bedrooms
- ✓ Gardens to Front & Rear
- ✓ Off Road Parking & Garage

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

**STARKINGS
&
WATSON**



No Chain! APPROACHING 1000 Sqft and in need of REFURBISHMENT, this detached bungalow offers UNRIVALLED SCOPE to remodel, UPDATE and to create a FAMILY HOME. The property comprises ENTRANCE HALL which provides access to almost all rooms, THREE BEDROOMS of which one could also be a perfect HOME OFFICE, wet room, L-SHAPED SITTING/DINING ROOM, kitchen with BREAKFAST and UTILITY AREAS, and finally a SUN ROOM with windows facing EAST and SOUTH. The POTENTIAL TO MODERNISE doesn't stop with the main property itself, with the REAR GARDEN currently laid as PATIO with a POND and ample space for a GREENHOUSE and SHED but there is almost a BLANK CANVAS for a green fingered buyer! An EN-BLOC GARAGE with a rear door that leads directly into the garden could be used as a PRIMARY ACCESS if required.

LOCATION

Being located centrally within Costessey, where within a short walk you will find various 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.

DIRECTIONS

You may wish to use your Sat-Nav (NR5 0AQ), but to help you...Leaving Norwich along the Dereham Road, continue straight over the roundabout. At the first set of traffic

lights continue straight over, turning right at the second set onto Norwich Road. Follow the road along, passing the shops and local amenities, you will then find Gunton Lane on the right hand side. Proceed down Gunton Lane, where the property can be found set back from the road with communal parking bays.

Approached via a pedestrian footpath leading to a low level brick wall and gate. The front garden is planted and currently features wild flower, trees and shrubbery - access leads to the front door and rear garden.

uPVC obscure double glazed entrance door to:

ENTRANCE PORCH

Wood effect flooring, wall lighting, uPVC obscure double glazed window to side, uPVC obscure double glazed door to:

ENTRANCE HALL

Fitted carpet, radiator, telephone point, built-in shelved storage cupboard, coved ceiling with loft access hatch, doors to:

BEDROOM/STUDY

6' 10" x 6' 7" (2.08m x 2.01m) Fitted carpet, radiator, uPVC double glazed window to front, built-in single wardrobe with overbed storage, coved ceiling.

WET ROOM

Three piece suite comprising low level W.C, hand wash basin set within vanity unit with storage cupboard under and mixer tap over, electric shower over wet room flooring, tiled splash backs, radiator, uPVC obscure double glazed window to side, extractor fan.

DOUBLE BEDROOM

13' 6" x 9' 8" Max. (4.11m x 2.95m) Fitted carpet, radiator, uPVC double glazed high level double glazed window to rear, built-in double wardrobe x2 with overbed storage, coved ceiling.

KITCHEN/BREAKFAST ROOM

14' 6" x 10' 2" Max. (4.42m x 3.1m) Fitted range of wall and base level units with complementary rolled edge work surfaces and inset one and a half bowl stainless steel sink and drainer unit with mixer tap, inset gas hob and built-in electric oven, vinyl tile flooring, space for fridge freezer, space for breakfast table, uPVC double glazed window to rear, wall mounted gas fired central heating boiler, coved ceiling, opening to:

UTILITY AREA

9' 1" x 7' 1" (2.77m x 2.16m) Tile flooring, space for washing machine, tumble dryer and dishwasher under counter, uPVC double glazed full height window and door to rear garden, coved ceiling, arched opening to:

SUN ROOM

Aluminium double glazed sliding patio doors to side facing east, aluminium full height double glazed window to rear facing south.

SITTING/DINING ROOM

21' 1" x 16' 6" Max. L-Shaped. (6.43m x 5.03m) Feature fireplace which is not currently in use and covered over with exposed brickwork, fitted carpet, radiator x3, uPVC double glazed windows to front x2, uPVC obscure double glazed window to side, television and telephone point, wall lighting, window facing into utility area to bring in light from the south aspect, coved ceiling.

DOUBLE BEDROOM

10' 4" x 8' 7" (3.15m x 2.62m) Fitted carpet, radiator, uPVC double glazed window to front, built-in double wardrobe with overbed storage, coved ceiling.

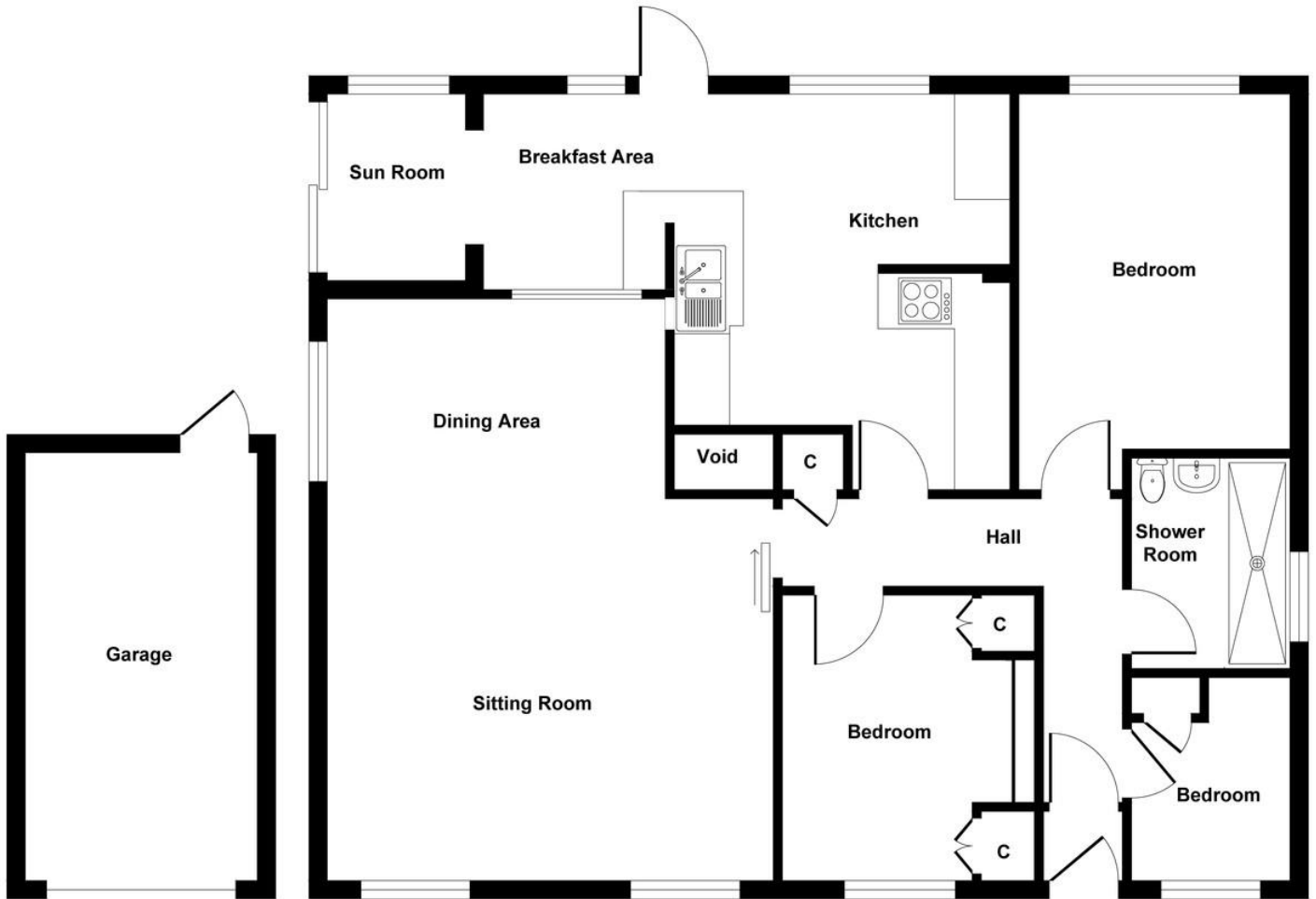
OUTSIDE REAR

The gardens are in need of some attention and currently laid with a slab for low maintenance, with a small pond and a shingled area for potted plantings. There are wrought iron gates leading to the side, with a timber storage shed, greenhouse and a further timber gate leading to the parking and garage.

GARAGE

Up and over door to front, door to rear.





Garage



Floor Plan
Approximate Floor Area
 953 sq. ft
 (88.53 sq. m)

Approx. Gross Internal Floor Area 953 sq. ft / 88.53 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 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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