



## Gunton Lane, Costessey, Norwich

Offers In Excess Of £235,000 Freehold

Energy Efficiency Rating : TBC

- ✓ Mid-Terrace Home
- ✓ Separate Dining & Sitting Rooms
- ✓ Extended Kitchen
- ✓ Cloakroom & Family Bathroom
- ✓ Vaulted Ceilings on First Floor
- ✓ Three Bedrooms
- ✓ Garden to Rear & Communal Frontage
- ✓ En Bloc Garage

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





EXTENDED and UPDATED, this Mid-Terrace Home is situated in close proximity to COUNTRYSIDE and RIVER WALKS as well as the MARRIOTT'S WAY bridle path. A WELL-MAINTAINED HOME with AMPLE ENTERTAINING SPACE in the sitting room which has space for SOFT FURNISHINGS and FRENCH DOORS to the rear garden. This room is accessed through an OPENING with the DINING ROOM the other side where you will see plenty of room for a DINING TABLE and still leaving access to the stairs to the first floor, and KITCHEN - benefiting from an extension to front meaning that SPACE FOR APPLIANCES has been created with a window facing over the COMMUNAL GRASSLAND and built-in cooking appliances are provided. There is an ENTRANCE PORCH with cloaks storage space, and a CLOAKROOM with two-piece suite. Upstairs THREE BEDROOMS with VAULTED CEILINGS, and a FAMILY BATHROOM with a three-piece suite and HIGH LEVEL WINDOW are accessed off landing. The gardens are to rear and there is an EN-BLOC SINGLE GARAGE.

#### LOCATION

Gunton Lane is situated just off Oval Road which connects to Norwich Road in Costessey, where a short walk takes you to 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 0AG), but to help you...Leaving our Costessey office in Norwich Road head towards Dereham Road and turn left onto Oval Road, head straight over at the roundabout and to the end of the road, turn left onto Gunton Lane and follow until the property can be found on the right hand side set back from road as you near the end.

The property is approached by a hard standing pathway leading to the front door with a low-level fence to front and space for bin storage.

Obscure double glazed entrance door to:

#### ENTRANCE PORCH

Wood effect flooring, cloaks storage space, smooth coved ceiling with recessed spotlights, opening to dining room, door to:

#### CLOAKROOM

Two piece suite comprising low level W.C, hand wash basin set within vanity unit with storage cupboard under, vinyl flooring, cloaks storage space, smooth ceiling with recessed spotlights with extractor fan.

#### DINING ROOM

15' 3" x 7' 8" (4.65m x 2.34m) Wood effect flooring, radiator, stairs to first floor landing, built-in storage cupboard, cloaks storage space, smooth coved ceiling, opening to sitting room, space for fridge/freezer, door to:

### KITCHEN

15' 2" x 7' 1" Max (4.62m x 2.16m) Fitted range of wall and base level units with complementary rolled edge work surfaces and inset stainless steel sink and drainer unit with mixer tap, tiled splash backs, inset electric ceramic hob and extractor fan over, built-in eye level electric oven, space for washing machine, space for tumble dryer, tiled flooring, wall mounted electric heater, uPVC double glazed window to front, smooth ceiling with recessed spotlights with extractor fan.

### SITTING ROOM

15' 1" x 11' 5" (4.6m x 3.48m) Wood effect flooring, radiator, uPVC double glazed window to rear, uPVC double glazed door to rear, television point, coved ceiling.

### STAIRS TO FIRST FLOOR LANDING

Fitted carpet, smooth ceiling, doors to:

### BEDROOM/STUDY

11' 4" x 5' 9" (3.45m x 1.75m) Wood effect flooring, radiator, uPVC double glazed window to rear.

### DOUBLE BEDROOM

11' 5" x 8' 8" (3.48m x 2.64m) Fitted carpet, radiator, uPVC double glazed window to rear, coved ceiling with loft access hatch.

### 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, panelled bath with mixer shower tap and thermostatically controlled shower, vinyl flooring, heated towel rail, uPVC obscure double glazed window to side.

### DOUBLE BEDROOM

12' 7" x 9' 6" Max (3.84m x 2.9m) Fitted carpet, radiator, uPVC double glazed window to front, cupboard housing wall mounted gas fired central heating boiler, built-in wardrobe, built-in double wardrobe.

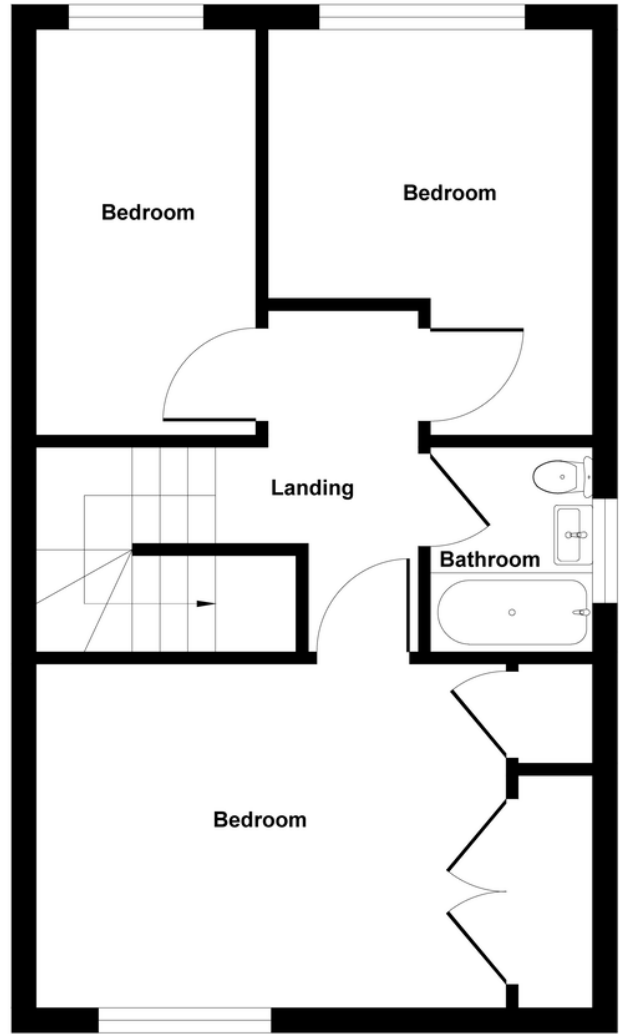
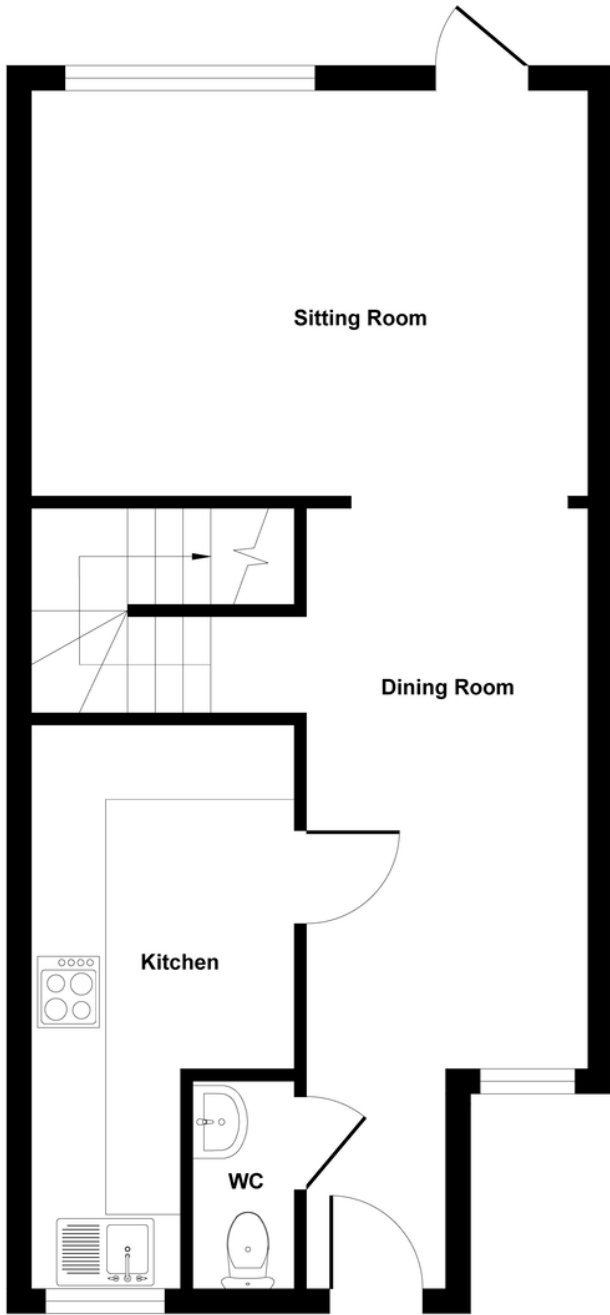
### OUTSIDE

Stepping out of the French doors in the sitting room there is a decked entertaining area which opens to a lawned garden with adjacent hard standing footpath. The footpath leads to a timber gate at the rear the remainder of the boundaries secured with timber panel fencing.

### GARAGE

Up and over door to front.





**Ground Floor**  
 Approximate Floor Area  
 461 sq. ft  
 (42.82 sq. m)

**First Floor**  
 Approximate Floor Area  
 395 sq. ft  
 (36.69 sq. m)

**Approx. Gross Internal Floor Area 856 sq. ft / 79.51 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

**Centralised Hub:**

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