



Sunny Grove, Costessey, Norwich

Guide Price £290,000 - £310,000 Freehold

Energy Efficiency Rating : E

- ✓ Detached Bungalow
- ✓ Extended with Scope for More (stp)
- ✓ Kitchen/Dining Room
- ✓ Sitting Room with Bay Window
- ✓ Three Double Bedrooms
- ✓ Three Piece Family Bathroom
- ✓ Off Road Parking & Garage
- ✓ Gardens to Front & Rear

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





This DETACHED BUNGALOW is situated on a GENEROUS PLOT with lawned gardens to REAR and a LOW MAINTENANCE garden to front - with adjacent PARKING and a GARAGE. BOASTING scope to RE-MODEL, update and EXTEND or even CONVERT THE LOFT SPACE (stp) - this is a RARE FIND. Upon entering you are greeted by a GENEROUS ENTRANCE HALL with an AIRING CUPBOARD, whilst access is provided to the THREE DOUBLE BEDROOMS - all with space for FREESTANDING or BUILT-IN WARDROBES to be added. The sitting room faces front with a uPVC DOUBLE GLAZED BAY WINDOW which takes in an abundance of natural light. The KITCHEN/DINING ROOM, family bathroom with a THREE PIECE SUITE are also accessed off the entrance hall.

LOCATION

Located just off Norwich Road, 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 0EJ), but to help you...Leaving our Costessey Office on Norwich Road heading towards Dereham Road, take the second right hand turn after 'The Crown' Pub onto Sunny Grove, the property can then be found on the right hand side.

Approached via a low level brick wall, there is a hard standing driveway providing off road parking for multiple

vehicles, access to the main property and garage with double doors. Behind the brick wall there is a low maintenance front garden.

uPVC obscure double glazed entrance door to:

ENTRANCE HALL

Fitted carpet, radiator, uPVC obscure double glazed window to side, built-in double wardrobe, coved ceiling with loft access hatch.

SITTING ROOM

12' 9" x 10' 1" (3.89m x 3.07m) Gas flame effect fire with back boiler set within decorative surround and hearth, fitted carpet, radiator, uPVC double glazed window to front, uPVC double glazed window to side, coved ceiling.

DOUBLE BEDROOM

12' 3" x 10' 1" (3.73m x 3.07m) Fitted carpet, radiator, uPVC double glazed window to front.

DOUBLE BEDROOM

10' 3" x 9' 5" (3.12m x 2.87m) Fitted carpet, radiator, uPVC double glazed window to rear, smooth ceiling.

DOUBLE BEDROOM

11' 8" x 10' 6" (3.56m x 3.2m) Fitted carpet, radiator, uPVC double glazed window to side, coved ceiling.

FAMILY BATHROOM

Three piece suite comprising low level W.C, pedestal hand wash basin, panelled bath, with mixer shower tap, tiled splash backs, fitted carpet, radiator, uPVC obscure double glazed window to side.

KITCHEN/DINING ROOM

13' 3" x 10' 2" (4.04m x 3.1m) 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, space for electric or gas cooker, space for fridge/freezer, space for washing machine, space for tumble dryer, vinyl flooring, radiator, uPVC double glazed window to rear, uPVC double glazed door to side, coved ceiling.

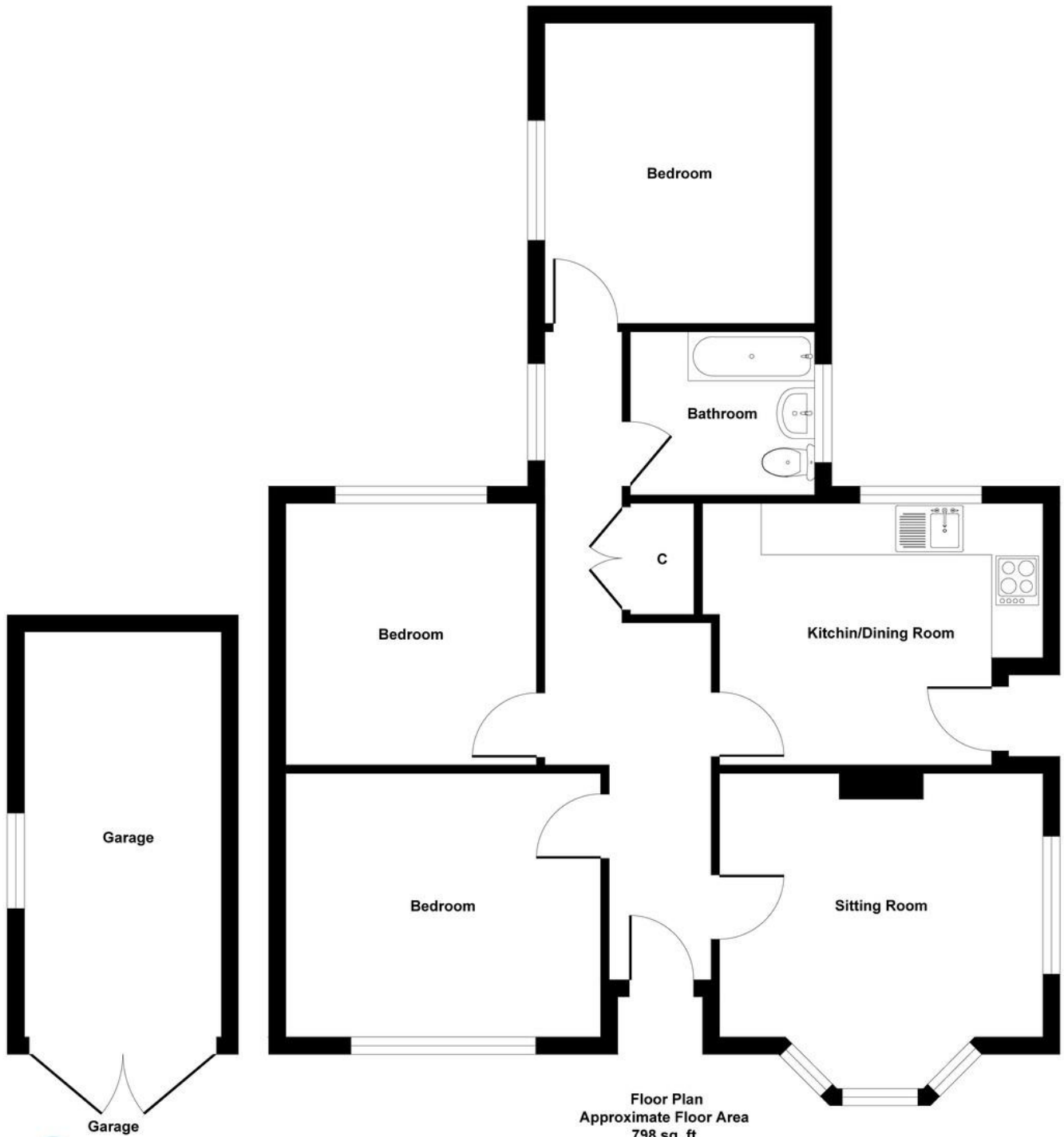
OUTSIDE

Stepping out of the kitchen door, there is a pathway that leads alongside the extended area of this home to an area of lawn that wraps around creating two areas of lawned garden which take in the south sun throughout the day. The garden is enclosed with timber panelled fencing, with a small feature flower bed with shrubs and plants to one corner, whilst the garden provides scope to further landscape if required.

GARAGE

15' 3" x 7' 8" (4.65m x 2.34m) Double doors to front, window to side, power and lighting.





Floor Plan
Approximate Floor Area
798 sq. ft
(74.13 sq. m)

Approx. Gross Internal Floor Area 798 sq. ft / 74.13 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 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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