



Longwater Lane, Costessey, Norwich

Guide Price £280,000 - £290,000 Freehold

Energy Efficiency Rating : E

- ✓ Semi-Detached Bungalow
- ✓ Scope to Extend (stp)
- ✓ 175ft Plot (stms) with Landscaped Gardens
- ✓ Open Plan Sitting/Dining Room
- ✓ Kitchen & Conservatory
- ✓ Two Double Bedrooms
- ✓ Fully Tiled Shower Room
- ✓ Off Road Parking & Garage

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

**STARKINGS
&
WATSON**



REFURBISHED, REMODELLED and REFRESHED perfectly describe this WONDERFUL HOME which enjoys a NON-OVERLOOKED REAR ASPECT, and a plot spanning 0.12 ACRES (stms). Stepping inside you are greeted in the ENTRANCE AREA with space for CLOAK and BOOT STORAGE which is adjacent to the OPEN PLAN SITTING/DINING ROOM - with a DUAL ASPECT and ample space for furnishings and a DINING TABLE. Continuing from here into the KITCHEN with integrated cooking appliances, then through a uPVC double glazed door into the CONSERVATORY/GARDEN ROOM, which in turn opens to the REAR GARDEN through SLIDING PATIO DOORS with FULL HEIGHT WINDOWS meaning not a drop of sunlight is missed. TWO DOUBLE BEDROOMS can be found in the property, of which the main bedroom has a DRESSING AREA, with both of these rooms near to the SHOWER ROOM, which is FULLY TILED. Parking is provided to front, with a GARAGE to rear in the LANDSCAPED GARDENS, which also include a VEGETABLE PATCH.

LOCATION

Being located in Costessey, within a short drive to 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 0TH) but to help you...Heading into Costessey from the A47/Longwater Roundabout on Dereham Road. Follow the road until the traffic lights with 'Roundwell Medical Centre on your left' Join the left land and turn at the lights onto Longwater Lane. Follow the road until the property can be found on the left hand side.

The property is set back from the road and approached via a generous shingle driveway with a brick walled frontage. Access is provided to the rear garden and main property.

uPVC obscure double glazed entrance door to:

SITTING/DINING ROOM

17' 2" x 13' 7" Max (5.23m x 4.14m) Wood flooring, radiator x2, uPVC double glazed window to front, uPVC double glazed window to side, television point, smooth ceiling, opening to kitchen and inner hall, door to:

DOUBLE BEDROOM

11' 5" x 10' 5" Max (3.48m x 3.18m) Wood effect flooring, radiator, uPVC double glazed window to front, smooth coved ceiling.

INNER HALL

Wood flooring, smooth ceiling with loft access hatch, doors to:

DOUBLE BEDROOM

12' 4" x 10' 4" Max (3.76m x 3.15m) Wood flooring, radiator, television point, built-in storage cupboard, smooth coved ceiling, opening to:

DRESSING ROOM

7' 1" x 7' 1" (2.16m x 2.16m) Wood effect flooring, radiator, uPVC double glazed window to side, uPVC double glazed window to rear, coved ceiling.

SHOWER ROOM

Three piece suite comprising low level W.C, pedestal hand wash basin and mixer tap over, shower cubicle with thermostatically controlled shower, tiled walls, tiled flooring, heated towel rail, smooth ceiling with recessed spotlights and extractor fan.

KITCHEN

12' 8" x 7' 3" Max (3.86m x 2.21m) Fitted range of wall and base level units with solid wood work surfaces and inset stainless steel sink and drainer unit with mixer tap, space for electric or gas cooker and extractor fan over, space for fridge/freezer, tiled flooring, radiator, uPVC double glazed window to rear, telephone point, smooth ceiling, uPVC double glazed door to:

CONSERVATORY

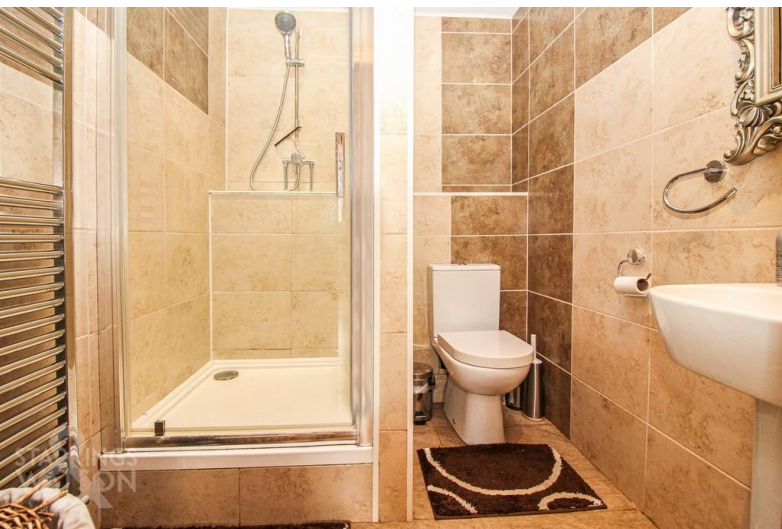
15' 5" x 7' 1" Max (4.7m x 2.16m) Fitted carpet, radiator, uPVC double glazed window to side, uPVC double glazed window to rear x2, uPVC double glazed sliding patio door to rear, television point.

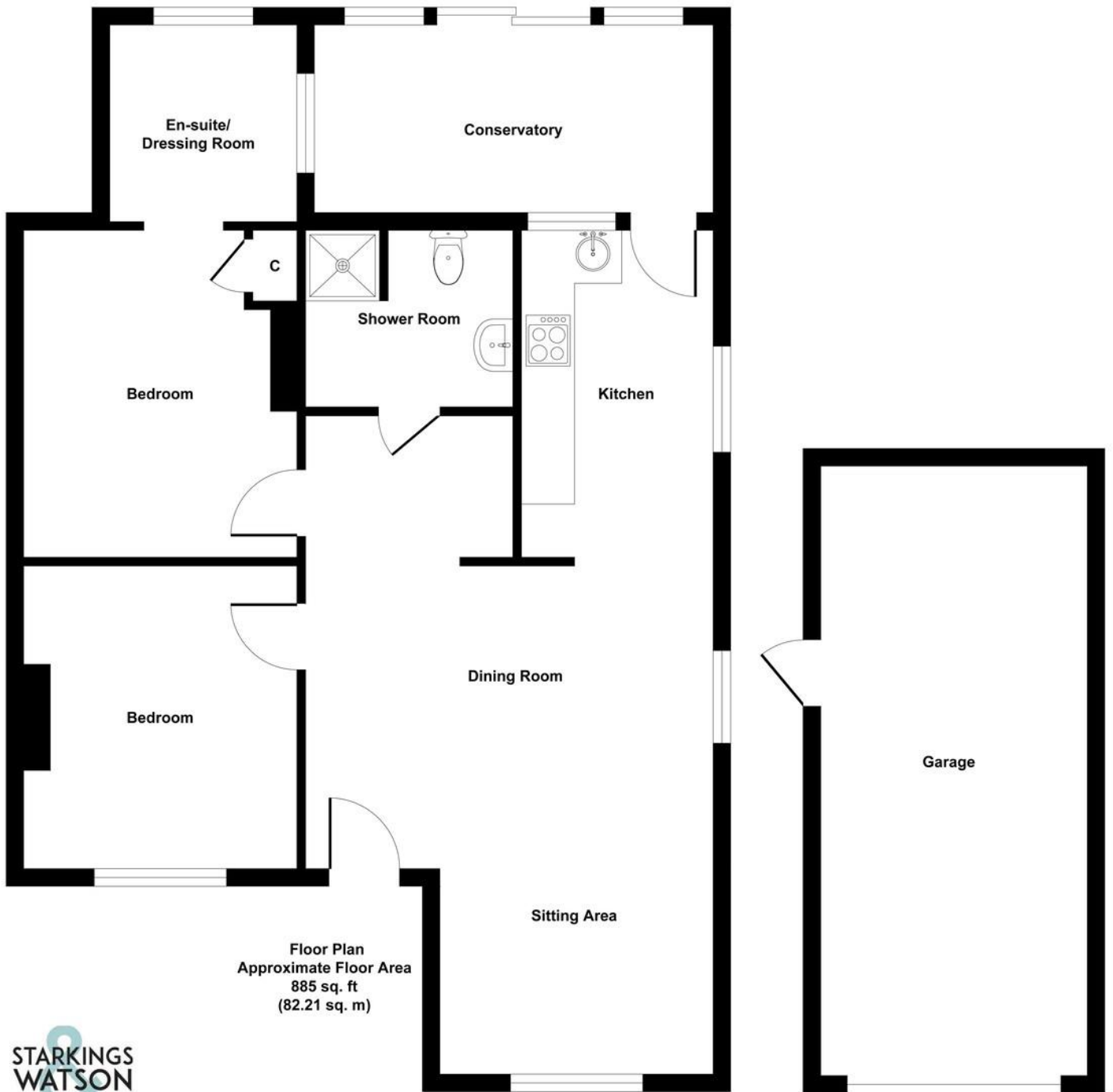
OUTSIDE

Stepping out of the property into the rear garden, Shaped steps lead to a lawned area of garden with adjacent hard standing for accessing the garage. The lawned gardens open to a further area of patio and decking with a vegetable patch beyond. There is a tree lined rear aspect which is a lovely back drop when gardening.

GARAGE

23' x 10' 1" Max (7.01m x 3.07m) Up and over door to front, door to side, power and lighting.





Approx. Gross Internal Floor Area 885 sq. ft / 82.21 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

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