



Sunny Grove, Costessey, Norwich

Guide Price £325,000 - £350,000 Freehold

Energy Efficiency Rating : D

- ✓ No Chain!
- ✓ Detached Chalet on a Corner Plot
- ✓ Sought After Residential Location
- ✓ Sitting Room & Dining Room/Bedroom
- ✓ Extended Conservatory
- ✓ Two/Three Bedrooms
- ✓ Driveway & Garage
- ✓ Wrap Around Gardens

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

**STARKINGS
& WATSON**



NO CHAIN. A beautifully presented and EXTENDED DETACHED CHALET, offering FLEXIBLE and ADAPTABLE accommodation featuring an EXTENDED CONSERVATORY. The remaining rooms include an entrance hall, ground floor bathroom, SPACIOUS SITTING ROOM, dining room or ADDITIONAL BEDROOM and FITTED KITCHEN/BREAKFAST ROOM with adjacent UTILITY AREA, The first floor offers two SPACIOUS DOUBLE BEDROOMS and a further cloakroom - perfect for visiting guests. Externally, the property benefits from NEAT GARDENS which are laid to lawn with WELL STOCKED FLOWER BEDS, a driveway and single garage with AMPLE OFF ROAD PARKING. The property benefits from DOUBLE GLAZING, gas central heating and is situated close to a wide range of local amenities. Occupying a prominent CORNER PLOT in this established and highly sought after residential location.

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 left hand side.

The property is approached via a brick weave pathway with a spacious and well-kept garden to front bordered with Yew hedging.

Part glazed composite entrance door to:

CONSERVATORY

13' 2" x 8' 2" Max (4.01m x 2.49m) Wood effect flooring, radiator, uPVC double glazed window to front, uPVC double glazed window to side, smooth ceiling, door to:

ENTRANCE HALL

Wood effect flooring, thermostat heating control, stairs to first floor landing, built-in storage cupboard, built-in airing cupboard, smooth ceiling, doors to:

DINING ROOM

11' 5" x 9' 3" (3.48m x 2.82m) Fitted carpet, radiator, uPVC double glazed window to side, smooth ceiling.

FAMILY BATHROOM

Three 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, walk-in shower with thermostatically controlled shower and glazed shower screen, tiled walls, shaver point, tiled effect flooring, vertical radiator, uPVC obscure double glazed window to front, smooth ceiling with recessed spotlights.

KITCHEN/BREAKFAST ROOM

13' 10" x 13' 4" Max (4.22m x 4.06m) 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, tiled splash backs, inset gas hob and extractor fan over, built-in eye level electric double oven, integrated fridge freezer, space for dishwasher, wood effect flooring, radiator, uPVC double glazed window to side, double glazed window to front, wall mounted gas fired central heating boiler, smooth ceiling, door to:

UTILITY ROOM

5' 10" x 5' 0" (1.78m x 1.52m) Fitted range of base level units with complementary rolled edge work surfaces, space for fridge, space for dishwasher, space for washing machine, wood effect flooring, uPVC double glazed window to front, door to side, smooth ceiling.

SITTING ROOM

17' 6" x 11' 0" Max (5.33m x 3.35m) Cast iron multi-fuel burner set within a decorative fire place, fitted carpet, radiator, uPVC double glazed window to side, uPVC double glazed window to rear, television point, built-in storage cupboard, smooth ceiling.

STAIRS TO FIRST FLOOR LANDING

Fitted carpet, velux window to rear, smooth ceiling, doors to:

DOUBLE BEDROOM

11' 6" x 9' 7" Max (Some Restricted Height) (3.51m x 2.92m) Fitted carpet, radiator, uPVC double glazed window to side, range of built-in bedroom furniture, smooth ceiling with loft access hatch.

CLOAKROOM

Two piece suite comprising low level W.C, wall mounted hand wash basin, tiled splash backs, fitted carpet, velux window to front, smooth ceiling.

DOUBLE BEDROOM

9' 6" x 7' 5" (Some Restricted Height) (2.9m x 2.26m) Fitted carpet, radiator, uPVC double glazed window to side, range of built-in bedroom furniture, coved ceiling.

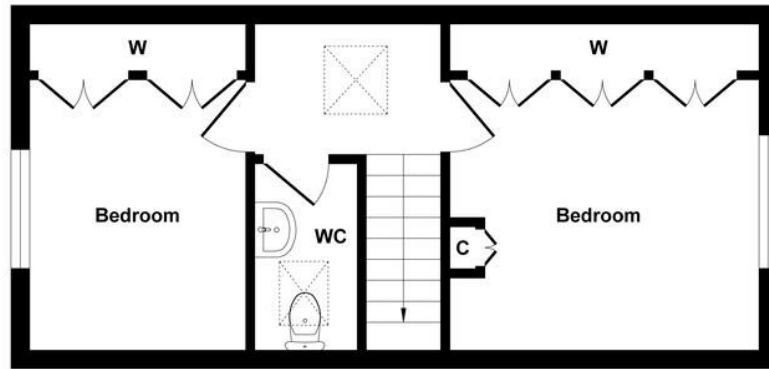
OUTSIDE

The outside of the property boasts a beautifully maintained garden with brick weave pathway which leads to the lawned area with mature planting and borders. Gated access leads to the parking space and single garage, whilst a workshop benefiting from power and lighting and useful storage shed can be found behind the garage.

GARAGE

15' 2" x 8' 4" Max (4.62m x 2.54m) Double doors to front, door to side, storage above, power and lighting.





First Floor
Approximate Floor Area
305 sq. ft
(28.33 sq. m)



Ground Floor
Approximate Floor Area
754 sq. ft
(70.04 sq. m)

Approx. Gross Internal Floor Area 1059 sq. ft / 98.37 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