



## Gunton Lane, Costessey, Norwich

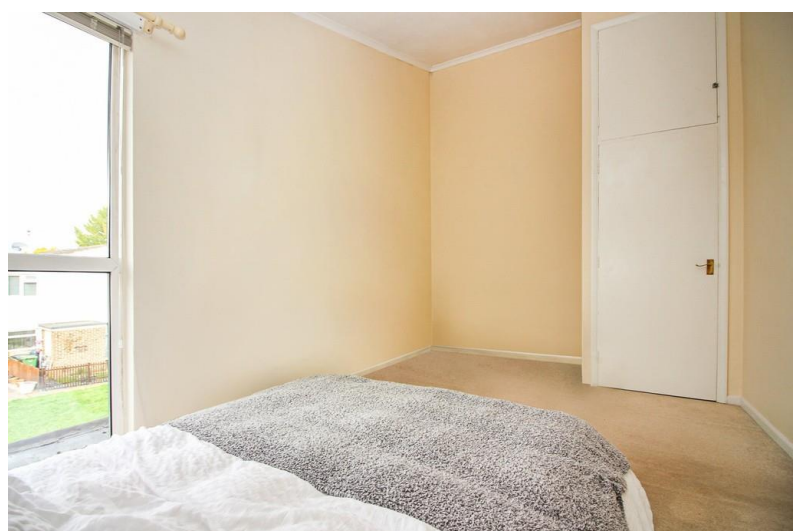
Guide Price £230,000 - £240,000 Freehold

Energy Efficiency Rating : C

- ✓ End-Terrace Home
- ✓ Close to Marriott's Way
- ✓ Kitchen & Dining Room
- ✓ Sitting Room with Doors to Garden
- ✓ First Floor Family Bathroom
- ✓ Three Bedrooms
- ✓ Lawned Gardens with Fencing
- ✓ En Bloc Garage & Parking

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





NO CHAIN. This End-Terrace home is situated in close proximity to COUNTRYSIDE and RIVER WALKS as well as the MARRIOTT'S WAY bridle path. This UNIQUE and INTERESTING style of home offers VAULTED CEILINGS to the first floor, and an open aspect to front. Stepping inside, on the ground floor there is an ENTRANCE PORCH which opens to the DINING ROOM, and an opening to the KITCHEN which has space for appliances - with a uPVC double glazed window facing front. Continuing through the accommodation there is a SITTING ROOM beyond. Heading upstairs, THREE BEDROOMS are accessible from the LANDING as well as the bathroom. The bedrooms all have VAULTED CEILINGS and high level windows to maximise the natural light. To rear the gardens are enclosed with timber panel fencing with a footpath leading to the rear gate, PARKING and EN-BLOC 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 0AQ), 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 left hand side set back from road as you near the end.

The property is approached via a leafy outlook with hard standing path leading to the main entrance.

uPVC obscure double glazed entrance door to:

#### ENTRANCE PORCH

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

#### DINING ROOM

15' 5" x 7' 10" (4.7m x 2.39m) Wood effect flooring, radiator, uPVC double glazed window to front, stairs to first floor landing, smooth coved ceiling, doors to:

#### KITCHEN

15' 2" x 6' 9" Max (4.62m x 2.06m) Fitted range of wall and base level units with square edged work surfaces and inset one and a half bowl stainless steel sink and drainer unit with mixer tap, space for electric or gas cooker and extractor fan over, space for fridge/freezer, space for washing machine, wood effect flooring, uPVC double glazed window to front, wall mounted gas fired central heating boiler.

#### SITTING ROOM

14' 11" x 11' 1" (4.55m x 3.38m) Fitted carpet, radiator, uPVC double glazed window to rear, uPVC double glazed sliding patio door to rear, coved ceiling.

### STAIRS TO FIRST FLOOR LANDING

Fitted carpet, smooth vaulted ceiling, doors to:

### DOUBLE BEDROOM

15' x 8' 11" Max (4.57m x 2.72m) Fitted carpet, radiator, uPVC double glazed window to front, built-in storage cupboard.

### FAMILY BATHROOM

Three piece suite comprising low level W.C, pedestal hand wash basin, panelled bath with mixer shower tap, extractor fan, wood effect flooring, radiator, uPVC obscure double glazed window to side, smooth vaulted ceiling.

### BEDROOM

11' 1" x 5' 10" (3.38m x 1.78m) Fitted carpet, uPVC double glazed window to rear, coved ceiling.

### BEDROOM

14' 2" x 11' 1" Max. (4.32m x 3.38m) Fitted carpet, radiator, uPVC double glazed window to rear, smooth coved ceiling.

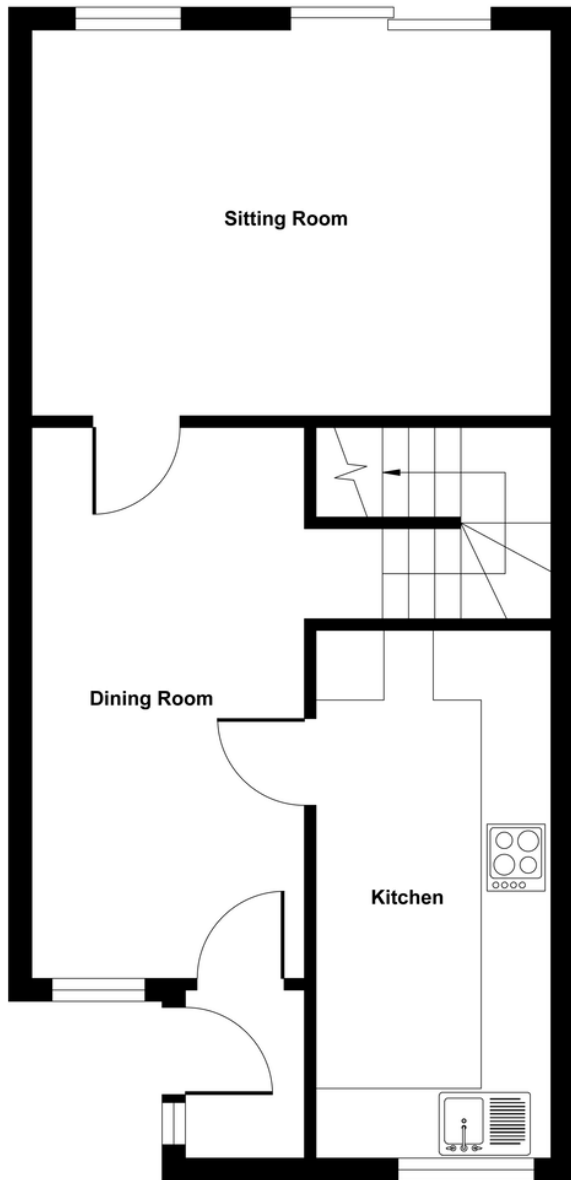
### OUTSIDE

Outside you will find a well maintained private rear garden with a mixture of mature shrubs and planting. Mainly laid to lawn, the garden is fully enclosed with timber panelled fencing, and gated access leading to the en-bloc garage and parking.

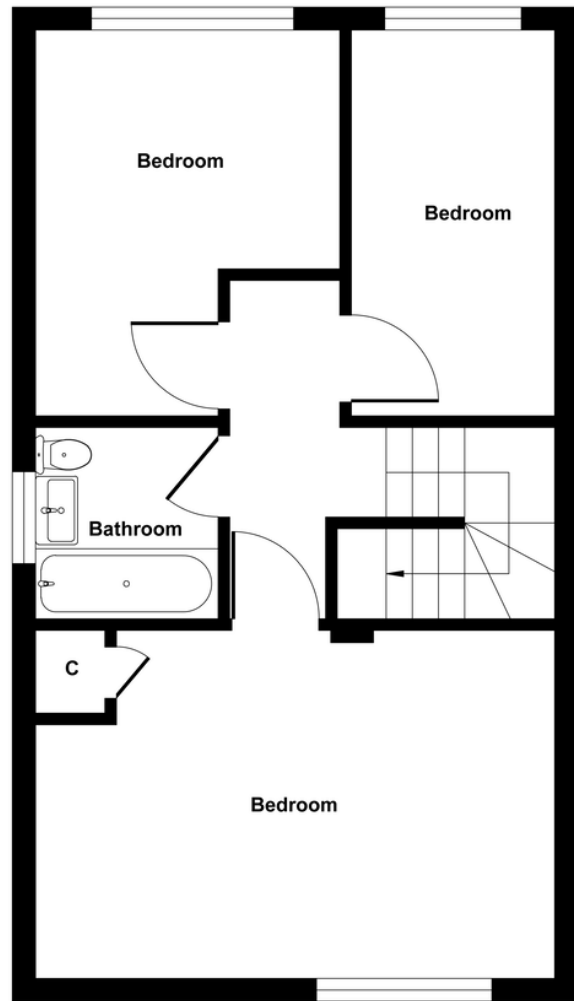
### GARAGE

The property benefits from a single garage.





**Ground Floor**  
 Approximate Floor Area  
 460 sq. ft  
 (42.73 sq. m)



**First Floor**  
 Approximate Floor Area  
 406 sq. ft  
 (37.71 sq. m)



**Approx. Gross Internal Floor Area 866 sq. ft / 80.44 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