



## Gurney Road, New Costessey, Norwich

Guide Price £485,000 - £500,000 Freehold

Energy Efficiency Rating : TBC

- ✓ Detached Chalet with 0.24 Acres (stms)
- ✓ Two En Suites & Family Bathroom
- ✓ Close to Amenities & A47
- ✓ Four Double Bedrooms & Study
- ✓ Kitchen with Adjoining Utility Room
- ✓ Detached Double Garage
- ✓ Sitting/Dining Room with French Doors
- ✓ Lawned Gardens with Covered Seating

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

**STARKINGS  
&  
WATSON**



From the road you wouldn't believe that this IMMACULATELY PRESENTED HOME sits on a plot spanning approximately 0.24 ACRES (stms), with accommodation spanning almost 1800 sq ft (stms). The HEART OF THIS HOME however is the MODERN KITCHEN with built-in BREAKFAST BAR, and ample space left for appliances in the adjoining UTILITY ROOM, opening seamlessly to the 20' SITTING/DINING ROOM, with FRENCH DOORS to the rear garden. The ENTRANCE HALL leads to the two GROUND FLOOR BEDROOMS, study and FAMILY BATHROOM - with a THREE PIECE SUITE. Heading upstairs, TWO DOUBLE BEDROOMS can be found, both of which are EN-SUITE and have BUILT-IN WARDROBES accessed off a generous landing - one of the bedrooms has a STUNNING VIEW which can be seen in the marketing photos. To the rear there is a parking area in front of the DOUBLE GARAGE, with an attached covered seating area which leads to the LAWNED REAR GARDEN and PATIO.

#### LOCATION

Nearby you will find a variety of 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. To the rear of the property, access leads to the local play area and Marriott' Way for walks and cycling. A variety of bus routes lead to Norwich City Centre, with Longwater Retail Park located only a short drive away with a park 'n' ride bus service into Norwich.

#### DIRECTIONS

You may wish to use your Sat-Nav (NR5 0HL), but to help you...Upon leaving Norwich via Dereham Road, proceed along the A1074, crossing the Sweet Briar Road roundabout and continuing to the traffic lights adjacent to 'The Cherry Tree' public house. Turn right at these traffic lights and follow the Norwich Road until the turning for Beaumont Road found on the left hand side. Turn into Beaumont Road and follow to the end tuning right onto Gurney Road where the property can be found on the left hand side.

The property is approached by a sizeable gravel driveway with brick wall boundary and access to the main entrance.

uPVC obscure double glazed entrance door to:

#### ENTRANCE HALL

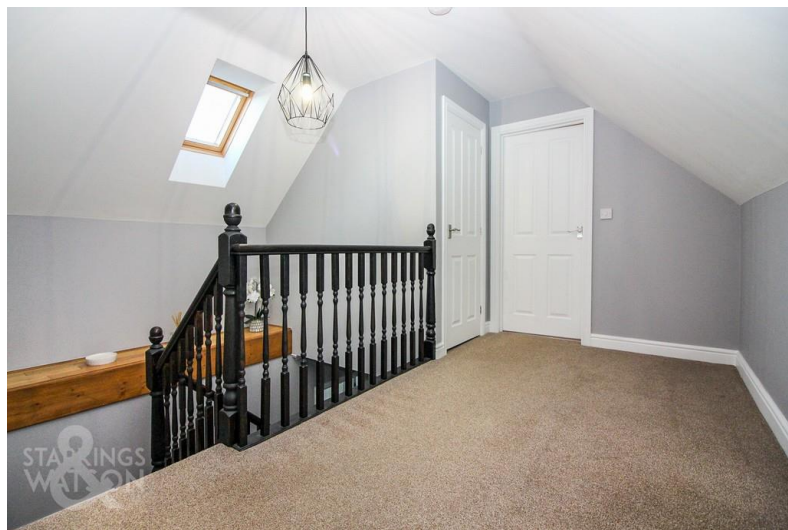
Wood flooring, thermostat heating control, radiator, stairs to first floor galleried landing, built-in storage cupboard, smooth coved ceiling, doors to:

#### DOUBLE BEDROOM

16' 1" x 9' 11" Max (4.9m x 3.02m) Fitted carpet, radiator, uPVC double glazed window to front, smooth coved ceiling.

#### DOUBLE BEDROOM

17' 7" x 9' 9" Max (5.36m x 2.97m) Fitted carpet, radiator, uPVC double glazed window to front, range of built-in bedroom furniture, smooth coved ceiling.



### 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, free standing rolled top bath with mixer shower tap, tiled walls, wall mounted vanity mirror with lighting, extractor fan, tiled flooring, vertical radiator, uPVC obscure double glazed window to side, smooth coved ceiling.

### SITTING/DINING ROOM

20' 11" x 12' 11" Max (6.38m x 3.94m) Wood flooring, radiator x2, uPVC double glazed French doors to rear, television and telephone points, smooth coved ceiling, door to:

### KITCHEN

14' 10" x 10' 3" (4.52m x 3.12m) Fitted range of wall and base level units with solid wood work surfaces and inset one and a half bowl sink and drainer unit with mixer tap, tiled splash backs, space for Range Style electric or gas cooker, integrated dishwasher, space for American style fridge/freezer, under cupboard lighting, tiled flooring, radiator, uPVC double glazed window to side, smooth coved ceiling with recessed spotlights, door to:

### UTILITY ROOM

10' 3" x 5' 5" (3.12m x 1.65m) Fitted range of wall and base level units with solid wood work surfaces and inset sink and drainer unit with mixer tap, space for dishwasher, space for washing machine, tiled flooring, uPVC double glazed window to rear, uPVC double glazed door to rear, wall mounted gas fired central heating

boiler, smooth ceiling with recessed spotlights.

### BEDROOM/STUDY

12' 2" x 5' 9" (3.71m x 1.75m) Wood flooring, radiator. uPVC double glazed window to side, smooth coved ceiling.

### STAIRS TO FIRST FLOOR LANDING

Fitted carpet, velux window to side, built-in double airing cupboard, smooth ceiling, doors to:

### DOUBLE BEDROOM

16' 8" x 12' (Some Restricted Height) (5.08m x 3.66m) Fitted carpet, radiator, uPVC double glazed window to front, velux window to side, range of built-in bedroom furniture, smooth ceiling, door to:

### EN SUITE

Three piece suite comprising low level W.C, pedestal hand wash basin, shower cubicle with thermostatically controlled shower and glazed shower screen, tiled walls, extractor fan, wood effect flooring, velux window to side, smooth ceiling with recessed spotlights.

### DOUBLE BEDROOM

18' 1" x 12' Max (Some Restricted Height) (5.51m x 3.66m) Fitted carpet, radiator, uPVC double glazed window to front, velux window to side, range of built-in bedroom furniture, smooth ceiling.







### EN SUITE

Three piece suite comprising low level W.C, hand wash basin set within vanity unit with storage cupboard under and mixer tap over, shower cubicle with thermostatically controlled shower, tiled walls, extractor fan, wood flooring, velux window to side, smooth ceiling with recessed spotlights.

### OUTSIDE

Leaving the sitting room via French doors you will find a generous graveled area with access to the double garage, summer house and oil tank. To the side of the summer house the garden opens onto a spacious lawned area with unrivalled views across valley behind.

### DOUBLE GARAGE

Double doors to front, window to rear, storage above, power and lighting.





**Ground Floor**  
 Approximate Floor Area  
 1140 sq. ft  
 (105.90 sq. m)

**First Floor**  
 Approximate Floor Area  
 593 sq. ft  
 (55.09 sq. m)

**Approx. Gross Internal Floor Area 1733 sq. ft / 160.99 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