



Longwater Lane, Costessey, Norwich

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

Energy Efficiency Rating : D

- ✓ Semi-Detached Bungalow
- ✓ Potential to Update & Modernise
- ✓ Larger than Average Plot
- ✓ Ample Parking to Front
- ✓ Situated on Convenient Bus Route
- ✓ Two Double Bedrooms
- ✓ Kitchen/Dining Room
- ✓ Gardens to Front & Rear

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



IN SUMMARY

Boasting a GENEROUS PLOT to front and rear, this semi-detached bungalow positioned on the sought after LONGWATER LANE is perfectly placed for quick access to DEREHAM ROAD or through OLD COSTESSEY to the NDR and surrounding villages. With a WEALTH of POTENTIAL, with some improvements needed there is also SCOPE TO EXTEND (stp). this property has TWO DOUBLE BEDROOMS accessed of the main entrance hall with space for BUILT-IN or FREESTANDING STORAGE. A GENEROUS SITTING ROOM can be found to front with space for soft furnishings and a window facing out where you can watch the world go by. The FAMILY BATHROOM and KITCHEN/DINING ROOM are next to each other and offer the largest scope for change with those willing to REPLACE the fixtures and fittings or REMODEL the layout. A utility area has been created to one corner currently with space for white goods and to rear, with the garden laid to lawn.

SETTING THE SCENE

Set back from Longwater Lane, this property can be found almost immediately on the right hand side after turning from Dereham Road opposite the turning for Dr Torrens Way. The plot runs almost all the way to the road and has been extended by the

current vendors for additional parking. Steps lead to the two access doors of which one runs into the kitchen and the other the entrance hall.

THE GRAND TOUR

Once inside, the hallway leads to all rooms with a fitted carpet underfoot, cloak and boot storage space, and a radiator for added warmth to each room. Taking the right hand door into the sitting room, a similar carpet can be found with space for soft furnishings and a window facing to front. To one corner there is cabling and wires in place for an entertainment unit and television to be positioned here in view of all parties. The two double bedrooms also feature a carpet underfoot, one has built-in storage and the other ample space provided for freestanding units. The bathroom has a three piece suite including a mixer shower tap over the bath, low level W.C and a pedestal hand wash basin. Last but not least the kitchen/dining room with utility area has wall and base level units with a sink positioned under the uPVC double glazed window which overlooks the rear garden. The cooking appliances on your right are finished with an extractor fan above and opposite there is space for white goods including a dishwasher and fridge freezer.

OUT & ABOUT

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.

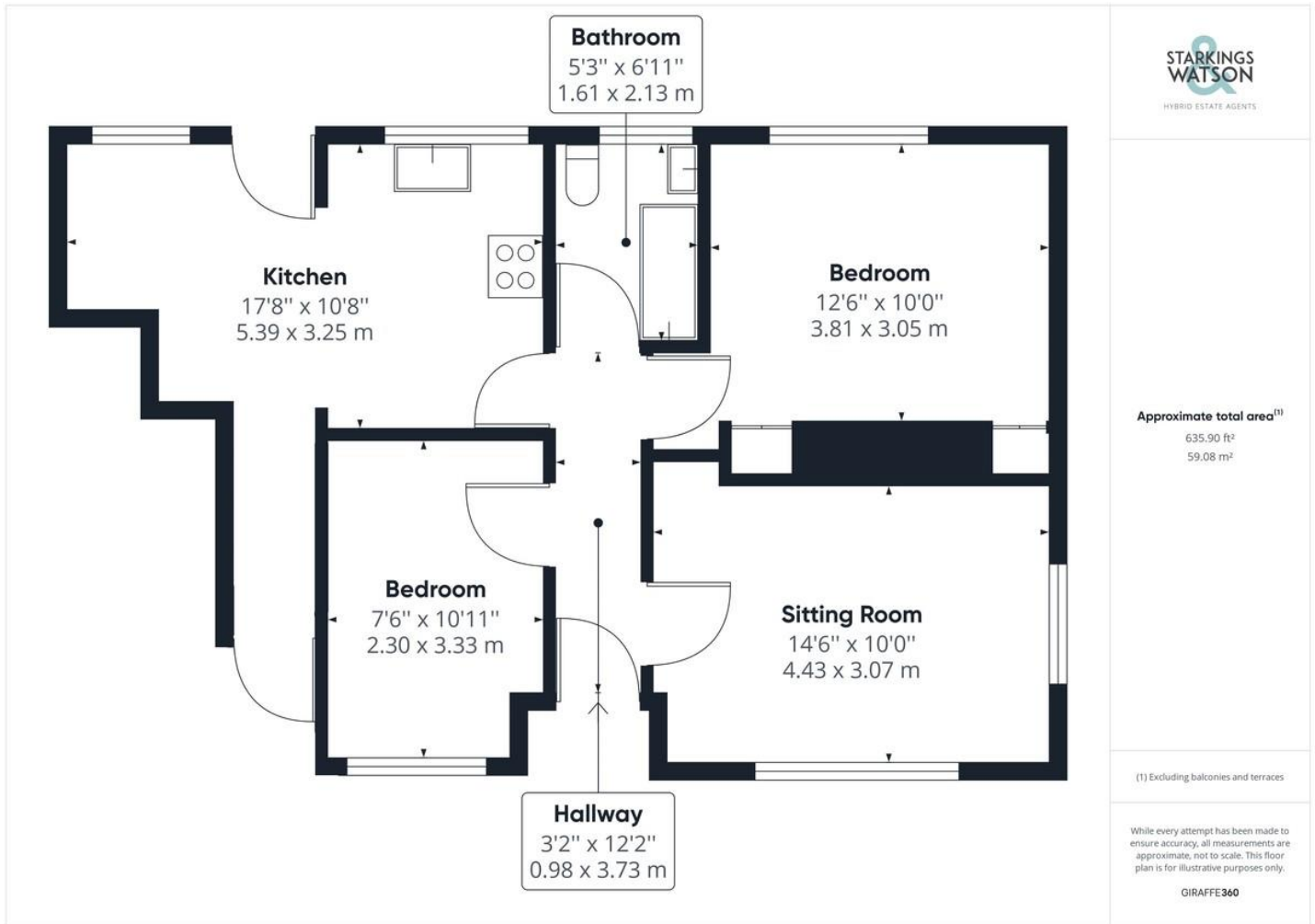
FIND US

Postcode : NR5 0TY

What3Words : ///releasing.bespoke.precluded

AGENTS NOTE

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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