

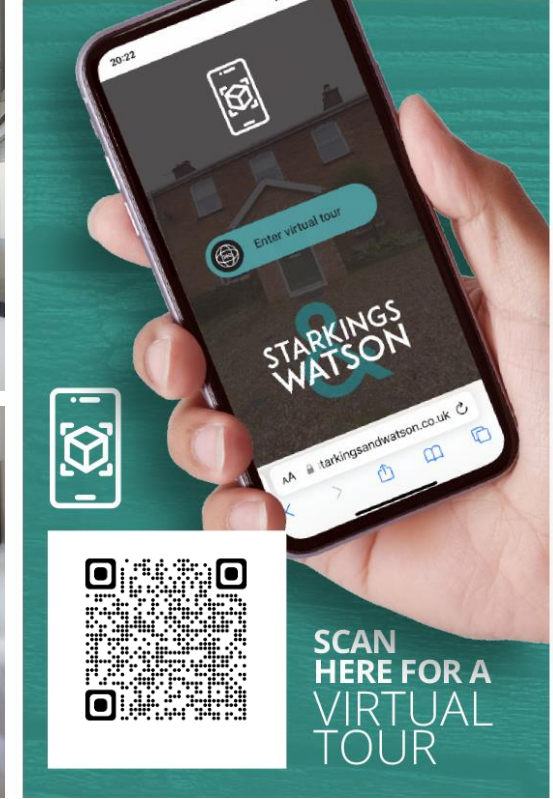
GUNTON LANE

Costessey, Norwich NR5 0AQ

Freehold | Energy Efficiency Rating : D

To arrange an accompanied viewing please pop in or call us on 01603 336446

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- Semi-Detached Chalet Home
- Far Reaching Views from First Floor
- Sitting Room with Wood Burner
- Dining Area with Doors to Garden
- Four Bedrooms Over Two Floors
- Bathroom & Separate Shower Room
- Lawned Gardens with Home Office
- Garage, Parking & Secure Gates

### IN SUMMARY

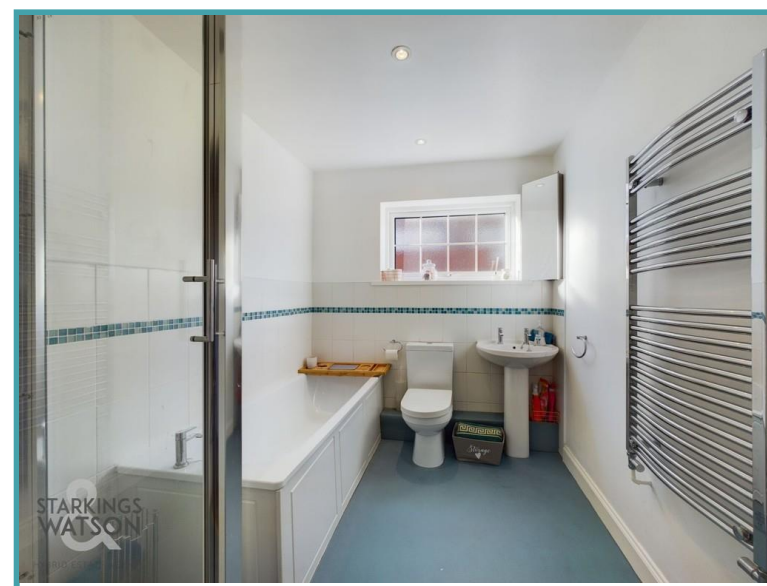
Benefiting from FAR REACHING VIEWS from the first floor and at ground level across a PADDOCK OPPOSITE, this FAMILY HOME has deceptively spacious accommodation spanning OVER 1450 Sq. ft (stms) with a further 355 Sq. ft (stms) of OUTBUILDINGS which includes a GARAGE for storage, and a HOME OFFICE which is set to the end of the garden. The property has FOUR BEDROOMS arranged over two floors of which even the smallest room is 12' long. To entertain, the ground floor has a SITTING/DINING ROOM and KITCHEN/BREAKFAST ROOM, with a FAMILY BATHROOM off the hallway and a SHOWER ROOM off the landing.

### SETTING THE SCENE

Set back from Gunton Lane with a low level brick wall and gates to front, a generous hard standing driveway and parking area has been created to front with ample space for multiple vehicles. There are timber gates that lead alongside the property to an area of courtyard before the garage which measures almost 20ft (stms), with a personnel door to side and up and over door to front.

### THE GRAND TOUR

Stepping inside through the uPVC obscure double glazed entrance door, the entrance hall houses the stairs leading to the first floor with a window in front for added light and an under stairs storage area. There is a fitted carpet underfoot and useful shelved storage cupboard to one corner. To the left-hand side, the first of the double bedrooms has space for wardrobes to be added and a lovely window which spans almost the full width of the room. Almost opposite, the four-piece family bathroom has a rainfall shower in the cubicle, bath, low level W.C and a hand wash basin with wet room flooring. The next room continuing along the right-hand side is the kitchen/breakfast room, with wall and base level units running in an L-Shape across two walls and an additional set of cabinets and work surface opposite. There is space for white goods under counter, integrated cooking appliances which includes an electric hob with extractor fan and a built-in electric eye level double oven. The final ground floor room is the sitting/dining room which has a multi-fuel burner in situ, there are then steps to the dining area which has a wood effect flooring, and dual aspect. Upstairs, there is a landing with fitted carpet, built-in storage cupboards and a window facing to front with fantastic views. A modern shower room is straight ahead with a three-piece suite. Finishing touches added to this room include a thermostatically controlled twin head rainfall shower and stainless steel heated towel rail. One of the double rooms that leads from the landing has built-in wardrobe, shelving and high-level cupboards. The other two are laid out as a main



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bedroom and nursery currently but offer flexibility.

#### THE GREAT OUTDOORS

After passing the courtyard area, there are steps up to a patio which has ample space for a garden furniture set and opens to the lawned gardens. There is a combination of brick wall and timber fencing at the boundaries, two timber sheds and the garden home office measuring 15ft by 12ft which has been erected in the last year. A hard standing footpath takes you most of the way up the garden, leaving only a small area of grass to cross before stepping into the home working environment.

#### OUT & ABOUT

Being located centrally within Costessey, 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.

#### FIND US

Postcode : NR5 0AQ

What3Words : ///spirit.truly.social

#### VIRTUAL TOUR

View our virtual tour for a full 360 degree of the interior of the property.

**Disclaimer:** 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.

Price:



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<p><b>GIRAFFE 360</b></p> <p>While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.</p>	<p>(1) Excluding balconies and terraces</p>	<p><b>Approximate total area<sup>(1)</sup></b></p> <p>1453.68 ft<sup>2</sup> 135.05 m<sup>2</sup></p> <p><b>Reduced headroom</b></p> <p>9.18 ft<sup>2</sup> 0.85 m<sup>2</sup></p>	<p><b>STARKINGS WATSON</b></p> <p>HYBRID ESTATE AGENTS</p>
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