

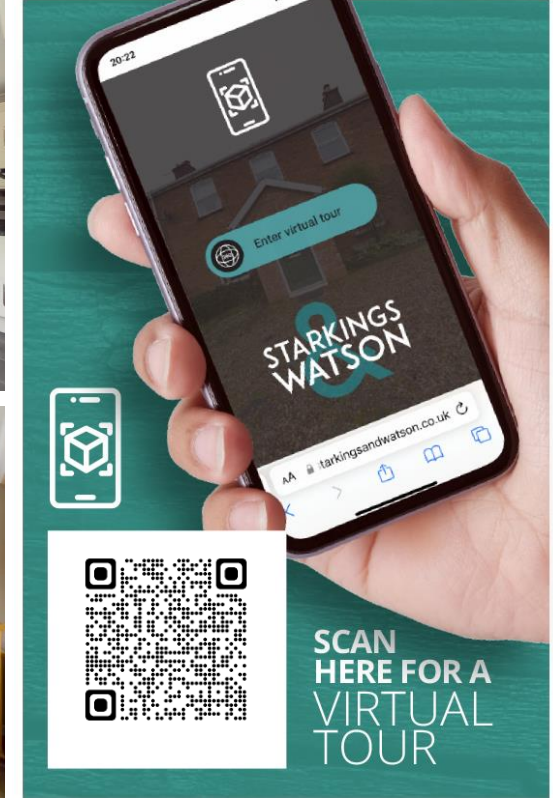
OVAL AVENUE

# New Costessey, Norwich NR5 0DP

Freehold | Energy Efficiency Rating : D

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

# FOR SALE PROPERTY



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# STARKINGS & WATSON



- No Chain Semi-Detached Bungalow
- Close To Amenities In Costessey
- Kitchen/Dining Room To Rear
- Sitting Room With Electric Fire
- Shower Room with Walk In Shower
- Three Bedrooms
- Landscaped, Non-Overlooked Garden
- Ample Parking to Front

#### IN SUMMARY

NO CHAIN. A FANTASTIC OPPORTUNITY to purchase this home which benefits from a NON OVERLOOKED, TREE LINED ASPECT to rear! This WELL POSITIONED semi-detached bungalow has been MAINTAINED & UPDATED over the years with recently a RE-FELTED ROOF and decorated through. The property features a KITCHEN/DINING ROOM EXTENSION with a fully glazed uPVC DOUBLE GLAZED door, to step into the GARDENS. The remaining accommodation includes a SEPARATE SITTING ROOM, shower room with WALK IN SHOWER and THREE BEDROOMS accessed off the entrance hall. Other benefits with this home include AMPLE PARKING provided to front, a storage shed to the end of the garden and the LANDSCAPED GARDENS.

#### SETTING THE SCENE

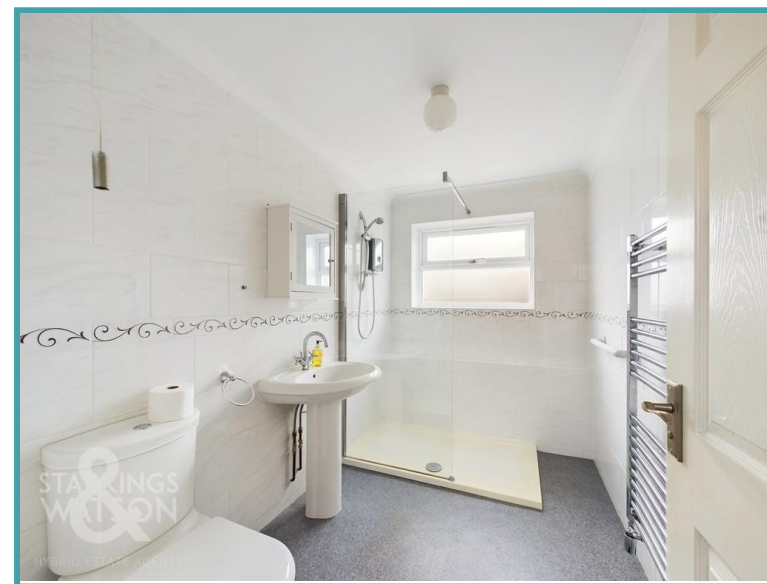
Set back from the road, the property has a driveway with paving slabs leading all the way to the front door. Adjacent, there is a shingle area for parking and a raised border with plum slate which would be perfect for potted plantings.

#### THE GRAND TOUR

Passing through the uPVC obscure double glazed entrance door, there is wood effect flooring in the hallway which leads into two of the double bedrooms and a door into the sitting room. To the right hand side is the main bedroom which has a window facing to side and built in wardrobes with sliding doors - Opposite, bedroom two is large enough to house a freestanding wardrobe and is positioned to the front of the bungalow with a window facing the parking area. The sitting room has a fitted carpet underfoot and space for soft furnishings, this room connects to the inner hall which in turn leads to the last bedroom and the remaining accommodation. The refitted shower room is on the right hand side of the hallway with a uPVC obscure double glazed door opposite connecting you to the garden. At the end of the property with the best view, the kitchen has a window over the sink and a further full height window and door which look out to the tree lined rear aspect. Within the kitchen, the cooking appliances are integrated with an eye level 'Neff' oven, gas hob with cupboard fronted extractor fan and a tiled splash back. There is also an integral slimline dishwasher, space for a washing machine and fridge/freezer.

#### THE GREAT OUTDOORS

As you enter the rear garden from the kitchen door, The patio extends over three meters from the property creating a wonderful space to entertain in the south sun! This patio also has a pathway which connects to the end of the garden which has the timber storage sheds as there is not a garage with the



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property. There is a central lawn and timber panel fencing along the boundaries.

#### OUT & ABOUT

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's Way for walks and cycling. A variety of bus routes lead to Norwich City Centre, with Longwater Retail Park located only a short drive with a park and ride bus service into Norwich.

#### FIND US

Postcode : NR5 0DP

What3Words : ///coats.tells.delay

#### 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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GIRAFFE 360

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

(1) Excluding balconies and terraces

Approximate total area<sup>(1)</sup>  
664.36 ft<sup>2</sup>  
61.72 m<sup>2</sup>

