

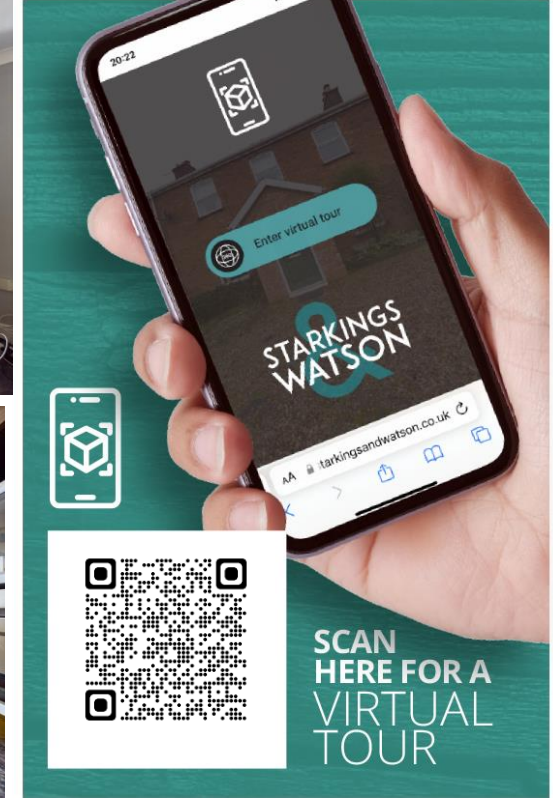
CROWN ROAD

New Costessey, Norwich NR5 0ER

Freehold | Energy Efficiency Rating : D

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

FOR SALE PROPERTY



arla | propertymark

PROTECTED

naea | propertymark

PROTECTED



For our full list of available properties, or for a FREE INSTANT online valuation visit

starkingsandwatson.co.uk



STARKINGS & WATSON

- No Chain!
- Semi-Detached Bungalow
- Scope for Loft Conversion (stp)
- Sitting Room with Updated Decorating & Carpet
- Conservatory Extension to Rear
- Kitchen/Dining Room
- Two Double Bedrooms
- Double Garage & Parking

IN SUMMARY

NO CHAIN. Offering POTENTIAL to continue modernisation or EXTEND the property including a LOFT CONVERSION (stp), this SIZEABLE HOME offers over 1230 Sq. ft (stms) with a FLEXIBLE LAYOUT. Occupying an ELEVATED POSITION there is AMPLE PARKING and a DOUBLE GARAGE to rear. The property offers a HALL ENTRANCE, leading to two bedrooms, 22' SITTING ROOM, open plan KITCHEN and DINING SPACES, family bathroom, utility room and 23' CONSERVATORY which extends the living space. The GARDEN offers a raised patio space, large BRICK WEAVE PARKING AREA which can also be used as an entertaining space if needed, along with the lawned garden and POND.

SETTING THE SCENE

Low level brick walls enclose a low maintenance shingled garden with various planting. A pathway leads to the main front door, whilst a brick weave driveway offers parking, and a gated access to a further parking and turning space, in turn leading to the double garage.

THE GRAND TOUR

The hall entrance is finished with fitted carpet and includes doors to all the main rooms. The two double bedrooms are at the front, both are good sizes and finished with fitted carpet and uPVC double glazing. A 'Jack & Jill' door leads to the family bathroom where a modernised four piece suite can be found, including a large bath, separate shower cubicle, W.C and vanity unit with storage. The sitting room is a long room and includes a feature exposed brick fire place. Accessed via an archway from the kitchen, the living space is open plan, with the kitchen including ample space for a dining table. With a modernised range of wall and base level units, integrated appliances include a gas hob, electric oven and dishwasher. A further range of units have been arranged in a dresser style with glazed display units. The utility room is finished with a work surface allowing for space for laundry appliances and a built-in storage cupboard. A door leads from the utility room and sitting room into the conservatory, creating an extension to the living space, and with direct garden access.



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



THE GREAT OUTDOORS

The rear garden is laid to lawn with a large section of brick weave driveway creating parking and turning space. The double garage sits in the garden, with the lawn running to one side. A raised patio leads from the conservatory and includes a feature pond.

OUT & ABOUT

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 0ER

What3Words : ///lives.staple.tolls

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:



For our full list of available properties, or for a FREE INSTANT online valuation visit

starkingsandwatson.co.uk

Ground Floor Building 2



Ground Floor Building 1



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⁽¹⁾
1599.87 ft²
148.63 m²