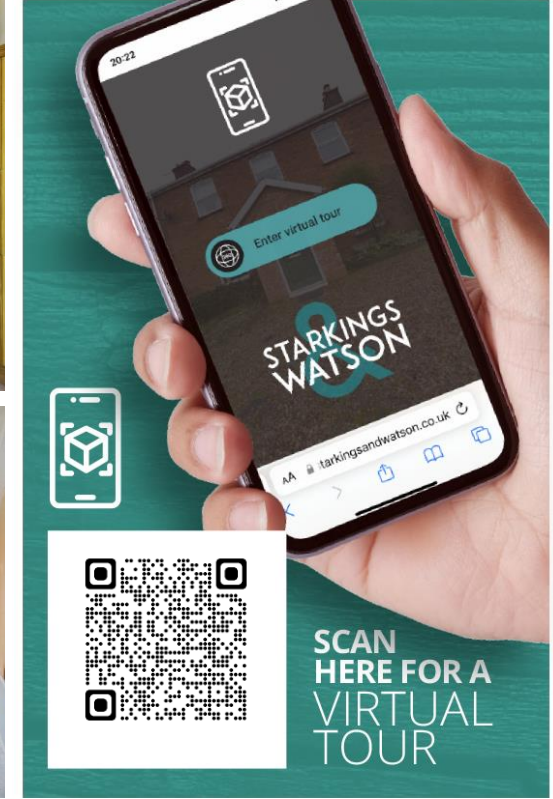


# MEADOW VALE Norwich NR5 0NJ

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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- No Onward Chain
- Detached Bungalow
- Quiet Cul-De-Sac Location
- Sitting Room & Extended Garden Room
- Two Double Bedrooms
- Kitchen & Utility Area
- Private Rear Gardens
- Garage & Driveway Parking

### IN SUMMARY

NO CHAIN! Offering almost 1000 SQ FT (stms) of internal accommodation, this DETACHED BUNGALOW offers more than first meets the eye. The property is located within a SMALL AND QUIET CUL-DE-SAC within a POPULAR part of COSTESSEY and offers a good degree of privacy. With the property being END OF CHAIN, it could benefit from some updating but represents a straight forward renovation with the potential to stamp your own mark. Internally you will find a central hallway with TWO AMPLE BEDROOMS, a family bathroom, kitchen/breakfast room, large SITTING ROOM, extended GARDEN ROOM and additional study/utility. Externally there is a LANDSCAPED REAR GARDEN with privacy and to the front DRIVEWAY PARKING and a SINGLE GARAGE. The property benefits from GAS FIRED central heating and uPVC double glazing.

### SETTING THE SCENE

Approached via the cul-de-sac location with only a few properties sharing the cul-de-sac, there is hard standing driveway parking to the side leading to the

single garage. There are shingled boarders with mature planting to the front also alongside a secure gate leading around the side to the rear garden. The main entrance door can be found to the front also.

### THE GRAND TOUR

Entering via the main entrance door to the front you will find the entrance hallway with built in storage and loft hatch access. To the front of the bungalow there is a double bedroom and the main bathroom adjacent with bath and shower over. There is another double bedroom also located to the front on the other side of the hallway. The kitchen can be found to the rear of the property with a range of units and solid worktops over. There is plenty of space within the kitchen for white goods as well as the wall mounted gas fired boiler. The kitchen gives access to the garden room to the rear. The main sitting room can be found adjacent to the kitchen also to the rear of the bungalow and also provides access to the garden room via double sliding doors. The garden room is a generous extension providing direct access to the rear garden. The extension has been partitioned creating another small room which could be a study or utility and also provides rear access to the garage with power and light.

### THE GREAT OUTDOORS

Accessed via the doors in the garden room, the private and enclosed rear garden is completely landscaped with paving and hard standing for ease of maintenance. The garden also offers a pond and mature planting and hedging to the rear. To the side



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there is a pathway leading front to rear with a large timber built shed.

#### 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' 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 0NJ

What3Words : ///hits.august.bland

#### 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.

Excluding balconies and terraces

Approximate total area<sup>m</sup>  
959.56 ft<sup>2</sup>  
89.15 m<sup>2</sup>

