

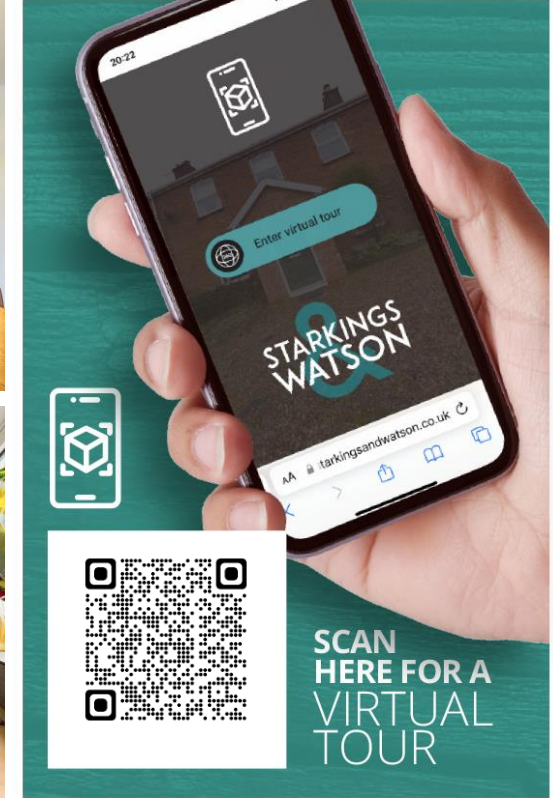
TOWER HILL

# Costessey, Norwich NR8 5AX

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

- Detached Single Storey Home
- Renovated With Finishing Touches Required
- Large Sitting Room With Woodburner
- Separate Re-fitted Kitchen
- Three Ample Bedrooms
- Private Rear Garden With Outbuilding
- Driveway Parking & Garage
- Potential For Loft Conversion

#### IN SUMMARY

This UNIQUE DETACHED BUNGALOW offers buyers with a chance to purchase a comfortable home which has been renovated and improved in part with final finishing touches to be done and the opportunity to make the home your own! The accommodation arranged over the same floor offers FLEXIBLE LAYOUT with a central hallway, main RECEPTION ROOM with WOODBURNER to the front, RE-FITTED KITCHEN with modern units, family bathroom and then THREE AMPLE BEDROOMS to the rear of the bungalow. The bungalow offers massive POTENTIAL to EXTEND to the rear or into the loft if desired and subject to planning. The property externally also offers a private and enclosed REAR GARDEN with large patio and a range of outbuildings. To the front there is a LARGE SHINGLED DRIVEWAY with ample off road parking and a single garage.

#### SETTING THE SCENE

Approached via Tower Hill, there is a large shingled driveway to the front and side offering extensive off road parking. The driveway leads to the single garage

beyond and the main entrance door to the side. On the other side of the property there is another access door access via a paved pathway.

#### THE GRAND TOUR

Entering via the main access door from the driveway you will find access to the kitchen. The kitchen is a modern re-fitted space for ample storage, solid and wooden worktops over and space for all white goods freestanding. There is an electric integrated oven with ceramic electric induction hob and extractor fan over as well as tiled flooring. The kitchen leads to the central hallway which provides access to all further rooms as well as loft access and built in storage. The hallway also provides the traditional front door to the other side of the property. To the front of the bungalow you will find the main reception room with large window to front as well as woodburner with tiled hearth. The rear of the bungalow offers three ample bedrooms which could be configured in a number of ways depending on your requirements. The main bedroom overlooks the rear garden and offers plenty of space for soft furnishings as well as wooden flooring and the adjacent bedroom offers double doors to the rear garden so would make a lovely dining room possibly. Also accessed from the hallway is the bathroom with bath and electric shower over.

#### THE GREAT OUTDOORS

The rear garden is accessed via the double doors in the rear bedroom. The garden is mostly landscaped with a large paved patio ideal for outside entraining.



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There are further lawned and planting areas as well as outbuildings including a timber built outside bar/seating area and greenhouse. The garden is enclosed with fencing and also offers further storage and mature trees.

#### OUT & ABOUT

Tower Hill is only a short drive from 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 : NR8 5AX

What3Words : ///onlookers.curls.eyelashes

#### 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™  
785.63 ft<sup>2</sup>  
72.99 m<sup>2</sup>

