

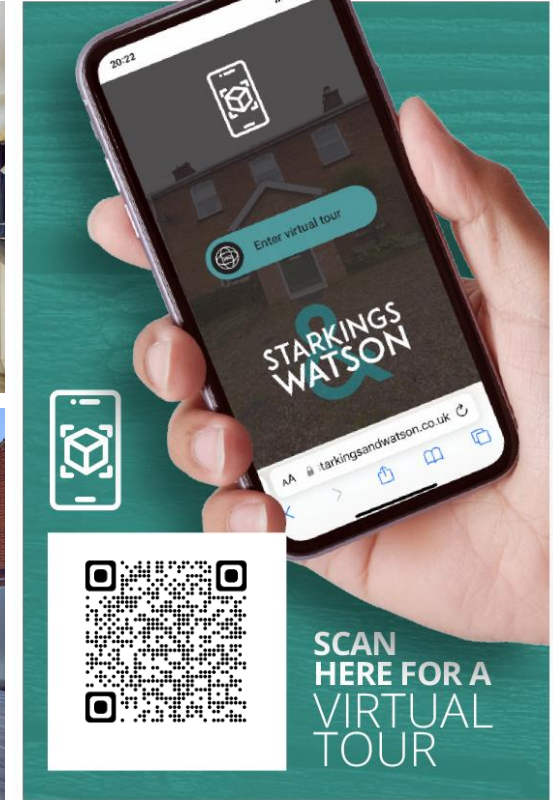
GURNEY ROAD

New Costessey, Norwich NR5 0HL

Freehold | Energy Efficiency Rating : TBC

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

FOR SALE PROPERTY



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- Substantial Family House
- Open Plan Living
- Kitchen, Dining Room & Garden Room
- Five Bedrooms
- Separate Study
- Private Enclosed Garden with Workshop
- Driveway & Garage
- Full Refurbishment with Stunning Presentation

IN SUMMARY

This immaculately presented and recently RENOVATED property set on this popular and private road is truly stunning inside, with special care and attention taken in all works carried out. Set over three floors with the top floor boasting FOUR BEDROOMS and a FAMILY BATHROOM. The ground floor offers an abundance of space and style including a SITTING ROOM, STUDY, open plan KITCHEN and DINING ROOM, leading to the CONSERVATORY and SUN TERRACE. This space is finished with a useful UTILITY ROOM and CLOAKROOM - plus internal access to the GARAGE. Set on the lower ground floor you will have access to the fifth bedroom, SNUG/GYM room, STORAGE and BAR with a second cloakroom and the attractive, open planned FAMILY ROOM and CONSERVATORY which flood the space with light.

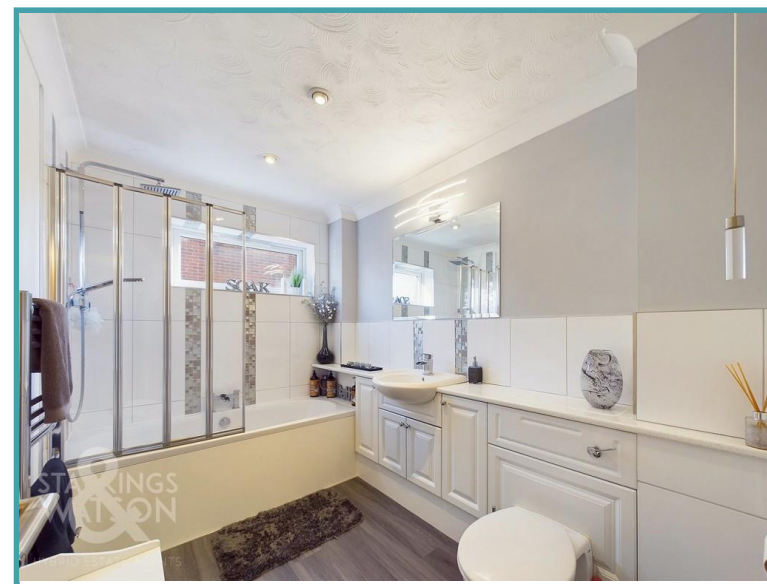
SETTING THE SCENE

Set back from the road down a slight gradient the property is neatly hidden away whilst offering ample parking for multiple vehicles. With a red brick front wall and iron fencing, a large iron gate grants access to the driveway, shingled parking space and borders surrounding.

THE GRAND TOUR

Entering into the central hallway with wood effect flooring underfoot, and stepping through the oak wood internal doors you will have access to multiple living spaces. To your right there

is a study or home office space with wooden effect flooring and uPVC window facing to the front. Adjacent to this is a large sitting room with carpeted flooring underfoot and oak and glass double doors leading into the Dining Room/Kitchen Space, providing a brilliant focal point for the property it is set on the same flooring as the rest of the downstairs spaces with kitchen island space, ample wall and base mounted storage, space for range style cooker and oven, integrated fridge/freezer plus additional space for an American style fridge/freezer, integrated dishwasher all offering a contemporary and spacious feel. The dining room space opens through uPVC French Doors into a conservatory which overlooks the rear garden and has access to the sun terrace which gives stunning views over the garden and surrounding area which makes it the ideal space to sit and enjoy the summer sunshine with a cold drink in hand. This floor also has the use of a utility room, with ample floor to ceiling storage and a heated towel rail with internal door leading to the garage which is currently serving as an additional workspace with storage. Finally on this floor, there is a cloakroom comprising of a two piece suite. To the first floor there are four double bedrooms with carpeted flooring and ample space for soft furnishings with the main bedroom benefiting from wall-to-wall built in storage, and access to the En-Suite shower room with corner shower cubicle, ceramic sink and vanity storage with a toilet and heated towel rail. Heading down to the lower ground floor this property takes on a whole new feel. Opening at the bottom of the stairs you will find the snug sitting room space which currently functions as a home gym, to the left of this there is a fifth bedroom/home office space both with wood effect flooring underneath and oak internal doors. Leading through the hallway, which has use of two internal cupboards and storage space you will step down into the additional hallway space with L-shapes worktop space creating a potential second kitchen area if required. From here you will head through into the home bar area or



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additional hallway storage. Sitting between these two rooms is the lower cloakroom comprising of a two piece suite set with a Mediterranean style multi-level décor. Opening at the rear of the property is the most stunningly finished and modern family seating area with suspended ceiling lighting, media wall and open conservatory overlooking the rear garden and surrounded by uPVC windows allowing this space to bask in natural lighting no matter the time of day.

THE GREAT OUTDOORS

Stepping down the shingle lined and concrete driveway, you will find ample parking for multiple vehicles and access into the property as well as the garage space. The rear garden is a brilliantly open and social space with three-tiered wooden decking and two sitting areas overlooking the lawn rear garden. To the side and the rear of the gardens are two large wooden workshops and external storage units. There is also a sun-terrace accessed through the conservatory or utility room, offering another social space to sit and relax whilst enjoying the sunshine and garden views.

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 0HL

What3Words : ///atoms.detail.mason

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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Floor 2



Ground Floor



Floor 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.

Excluding balconies and terraces

Approximate total area^m

2873.77 ft²

266.98 m²

