

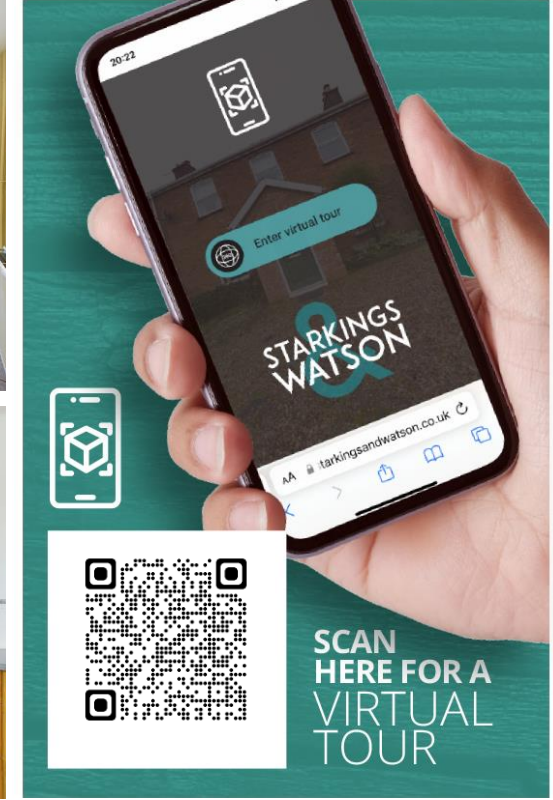
MARGARET ROAD

**Costessey, Norwich NR5 0AU**

Freehold | Energy Efficiency Rating : D

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

**FOR SALE**  
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**STARKINGS  
&  
WATSON**

- No Chain!
- Semi-Detached Bungalow
- Sitting Room with French Doors
- Two Bedrooms
- Family Bathroom
- Raised Patio & Lawned Garden
- Exterior Utility Room & W.C
- Off Road Parking & Garage

### IN SUMMARY

NO CHAIN. Ready to MOVE-IN, this semi-detached BUNGALOW offers a new buyer a blank canvas to personalise and reconfigure. Having had a REPLACEMENT CENTRAL HEATING BOILER and electric CONSUMER UNIT in recent years, the property enjoys EXTENSIVE GARDENS and a whole host of AMENITIES within a SHORT WALK. The internal accommodation leads off a hall entrance, including a 19' SITTING/DINING ROOM with FRENCH DOORS to rear, fitted kitchen, TWO BEDROOMS and family bathroom. Outside, a LARGE BALCONY SEATING AREA leads out, with steps to the sizeable lawned GARDEN. An adjacent GARAGE and EXTERNAL UTILITY ROOM with W.C complete the property.

### SETTING THE SCENE

Sitting on an established road of low rise single storey properties, the property is set back with a hard standing driveway which is open with the adjacent property, providing a shared access to the single garage. The shingled frontage has been used for further parking, with post and rail fencing to front.

### THE GRAND TOUR

With an eye-catching tiled floor, the entrance hall offers a meet and greet space, with room for coat and shoe storage. Heading up the hall, the bedroom accommodation can be found to the front of the property, including the main double bedroom with recessed storage and wood flooring. The second bedroom is also complete with wood flooring and a window to side. Serving both bedrooms, the family bathroom offers modern tiling and Aqua board splash backs, incorporating a shower over the bath and a heated towel rail. Open plan, the main living space allows for sitting and dining space, complete with tiled flooring under foot, a feature fireplace and French doors onto the rear balcony style seating area. Lastly, the kitchen leads off through an arch in the dining area, with a range of wall and base level units, tiled splash backs, integrated gas hob and electric oven and space for general white goods.

### THE GREAT OUTDOORS

Heading out, the raised balcony style seating area includes railings, and steps to the main garden. Gated access leads to the driveway, whilst the rear garden is laid to lawn, and includes a variety of planted borders and shrubbery. There is ample space for a timber shed, whilst the garage includes an exterior utility room with an adjoining W.C.

### 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,



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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 0AU

What3Words : ///again.pans.pushed

#### 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:

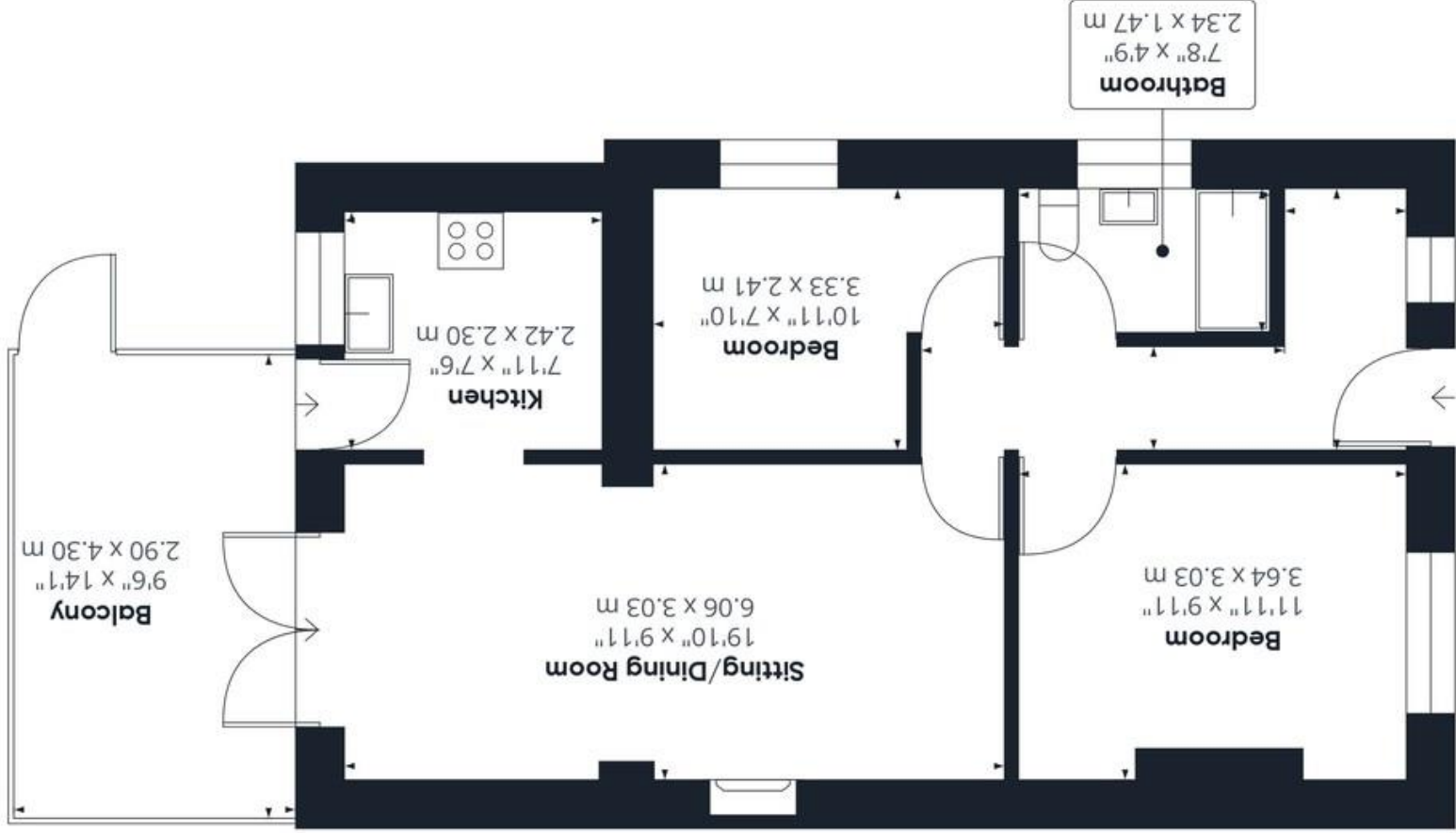


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GIRAFFE 360  
While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

(1) Excluding balconies and terraces



Approximate total area<sup>m</sup>  
556.39 ft<sup>2</sup>  
51.69 m<sup>2</sup>