

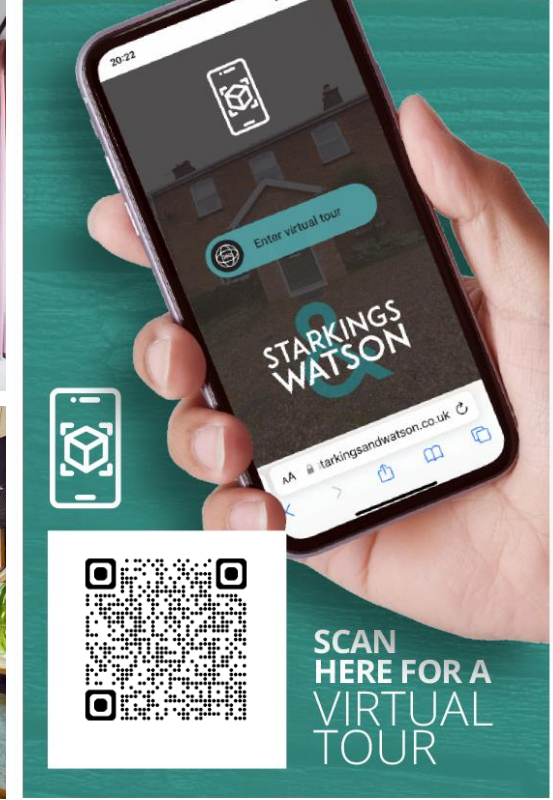
OVAL ROAD

# Costessey, Norwich NR5 0DG

Energy Efficiency Rating : D

To arrange an accompanied viewing please pop in or call us on 01603 336226

# PROPERTY TO LET



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- Tucked Away Setting with Large Driveway
- Semi-Detached Bungalow
- Kitchen/Breakfast Room
- Open Plan Sitting/Dining Room
- Conservatory
- Two Double Bedrooms
- Family Bathroom with Shower
- Large Landscaped Gardens

### IN SUMMARY

Occupying a POPULAR RESIDENTIAL LOCATION, this EXTENDED semi-detached BUNGALOW enjoys close to 1200 Sq. ft (stms) of accommodation, with a LARGE LANDSCAPED REAR GARDEN. Set back from the road with AMPLE PARKING to front, the hall entrance leads to TWO SPACIOUS DOUBLE BEDROOMS, with an OPEN PLAN 27' SITTING/DINING ROOM beyond. The accommodation continues with a family bathroom incorporating a SHOWER, 13' FITTED KITCHEN and then the 14' CONSERVATORY - an ideal DINING and ENTERTAINING SPACE. With a large area of DECKING, and raised timber beds, the garden continues to a CENTRAL LAWN, with an adjacent GARAGE.

### SETTING THE SCENE

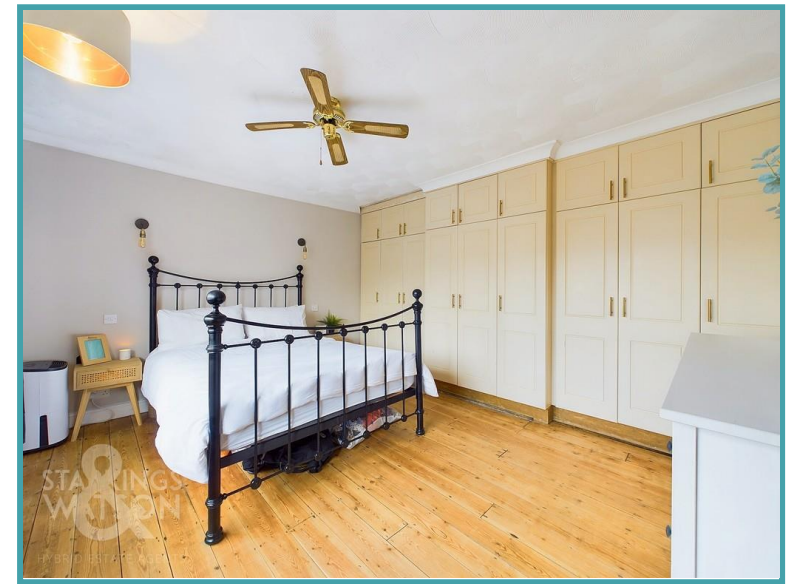
Set back from the road behind a low level brick wall, and sweeping shingle drive can be found, with ample parking and turning space. The brick walled frontage continues, enclosing various planting and shrubbery, whilst a gated access leads to the rear garden.

### THE GRAND TOUR

Heading inside, wood effect herringbone flooring runs underfoot, with doors to the main living spaces and bedrooms. With stripped wood flooring underfoot, the main double bedroom is to your left, with a window to front, and built-in wardrobes. A similar double bedroom can be found opposite, with a storage recess to one corner. At the end of the hall is the family bathroom, complete with a four piece suite including a shower cubicle and tiled walls, with tiled flooring underfoot and a heated towel rail. The sitting/dining room is open plan and finished with fitted carpet, and a window to rear. A range of shelving and a built-in cupboard can be found to one side, with ample space for seating and a table. Double doors flow into the conservatory, extending the living space, with windows to side and rear, tiled flooring underfoot and French doors leading out. The kitchen leads off, making the space ideal for entertaining. Completing the property is the kitchen/breakfast room, with a range of wall and base level units, and a central island. The gas hob and electric oven are integrated, with space for a washing machine.

### THE GREAT OUTDOORS

Heading outside, a newly landscaped garden can be found, complete with a central decked seating area and raised lawned garden beyond. Various raised beds can be found throughout the garden, with a shingled seating area, and further raised patio to the rear of the garage. The garage is accessed from the side of the property, with power, lighting, and



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windows to side.

#### 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 0DG

What3Words : ///snaps.defeat.fines

#### VIRTUAL TOUR

View our virtual tour for a full 360 degree of the interior of the property.

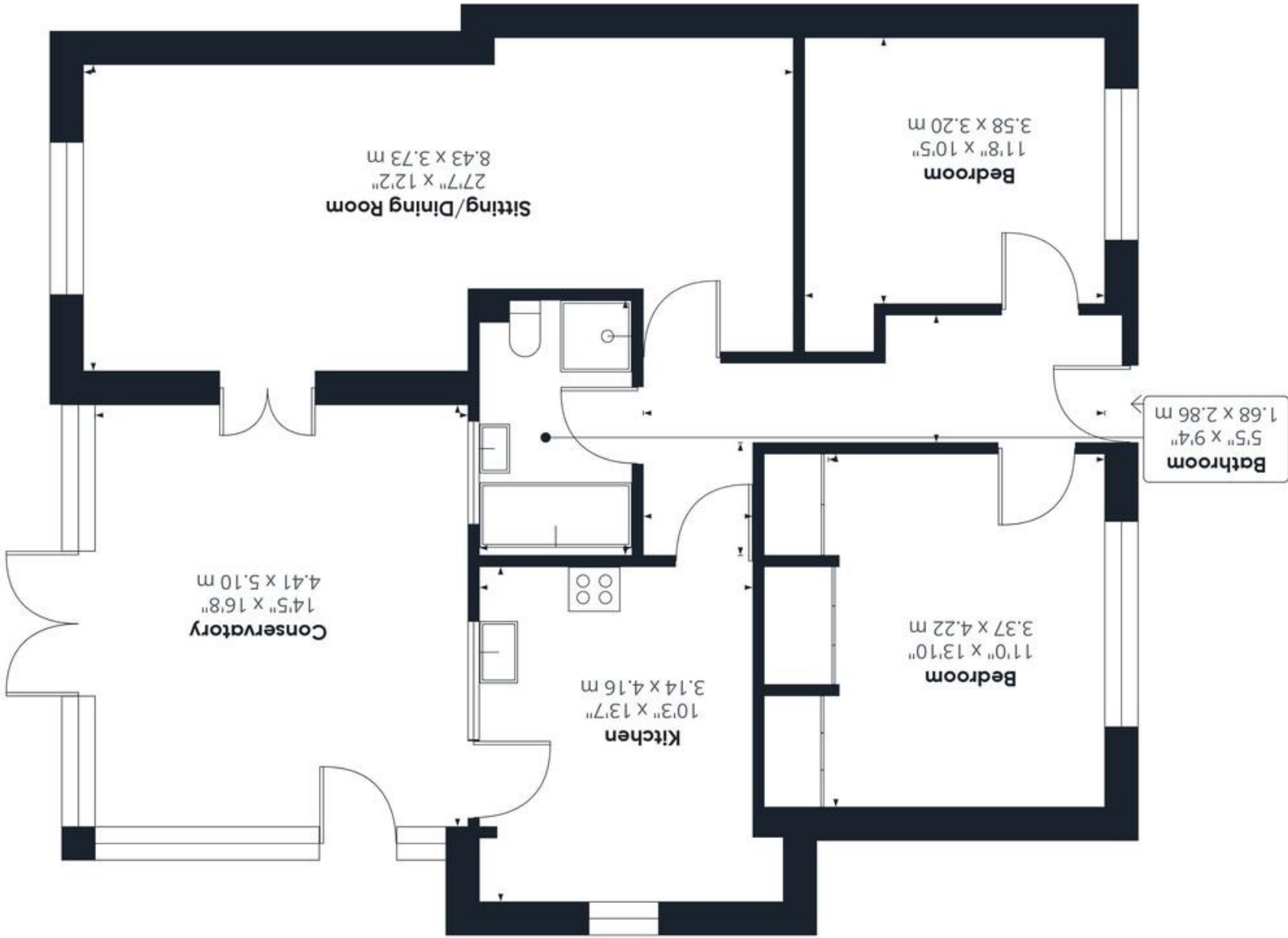
**Disclaimer:** Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.

Price:



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GIRAFFE 360  
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(1) Excluding balconies and terraces

Approximate total area<sup>m</sup>  
1194.33 ft<sup>2</sup>  
110.96 m<sup>2</sup>