

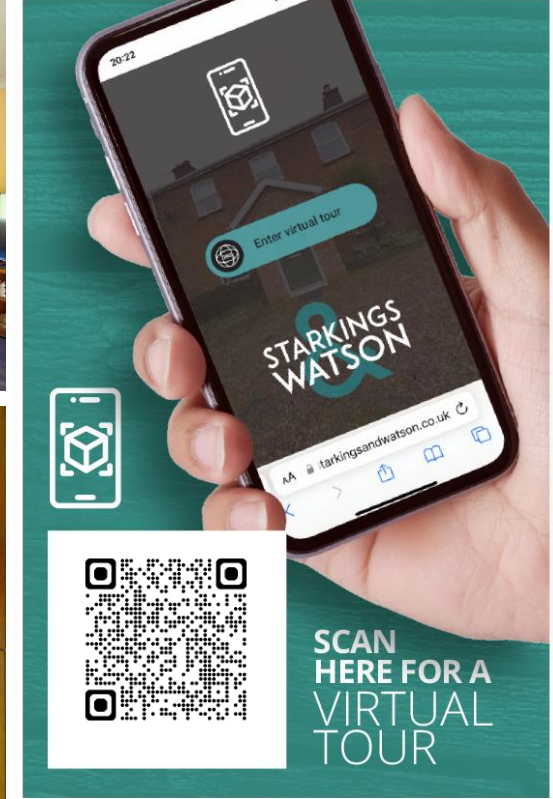
GURNEY ROAD

New Costessey, Norwich NR5 0HL

Freehold | Energy Efficiency Rating : B

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STARKINGS & WATSON

- No Chain!
- Approx. 0.20 Acre Plot (stms)
- Detached Bungalow with Potential (stp)
- Ample Parking & Integral Garage
- Hall Entrance with Storage
- Sitting Room with Picture Window
- Kitchen & Separate Utility Room
- Two Bedrooms

IN SUMMARY

NO CHAIN. Occupying a 0.20 ACRE PLOT (stms), this DETACHED BUNGALOW enjoys a GATED PLOT with ample parking and SUBSTANTIAL GARDENS. With some 930 Sq. ft (stms) of accommodation internally, the layout has been designed to ensure the LIVING SPACE enjoys the GARDEN VIEWS to the rear. The PORCH and HALL ENTRANCE leads to the two bedrooms and FAMILY BATHROOM which includes a separate SHOWER. The SITTING ROOM extends to over 16', with the adjacent KESTREL KITCHEN still serviceable with a breakfast bar and MATCHING UTILITY ROOM. With uPVC double glazing installed, the property enjoys a 2021 installed gas fired CENTRAL HEATING BOILER and INCOME GENERATING SOLAR PANELS. The REAR GARDEN is expansive, with two sections of grass and a large patio - along with several storage options.

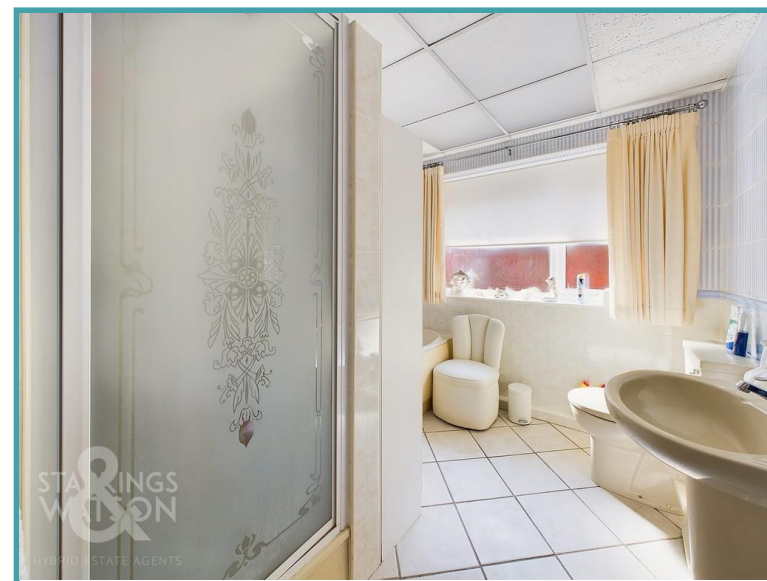
SETTING THE SCENE

A brick weave driveway set behind wrought iron double gates offering off road parking, with access to the integral garage and shingle frontage. Low level

brick walling can be found to the front and side of the property with a raised planted flowerbed and gated access to the left hand side where the rear garden can be found.

THE GRAND TOUR

As you step inside, a porch entrance with windows to front offers an ideal meet and greet space, with a further internal door to the main hall entrance which leads to the bedroom and living accommodation. As you enter, a bedroom can be found immediately to your left with fitted carpet underfoot and a uPVC double glazed window to front. To your right hand side, the main bedroom can be found with a range of built-in bedroom furniture including three double wardrobes. Also towards the front of the bungalow is the main family bathroom with tiled walls and flooring and a separate shower cubicle which sits adjacent to the bath. Useful storage can be found within the hall entrance with the wood effect flooring from the hall also running straight into the sitting room for easy maintenance. Centred on a feature fireplace with a picture window overlooking the rear garden, the sizeable living room offers a light and bright space with room for a dining table. The kitchen also sits to the rear of the bungalow with a u-shaped arrangement of wall and base level units including a built-in breakfast bar whilst cooking appliances including an electric hob, eye level electric oven and microwave combination are integrated with tiled splash backs and tiled flooring. Two windows face to the side and rear offering natural light with an integrated fridge freezer and dishwasher. A further



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door leads to the adjacent utility room offering a matching range of wall and base level units with space for laundry appliances whilst a further sink is inset within the work surface.

THE GREAT OUTDOORS

The garden offers a large, paved expanse with timber fencing enclosing this space whilst also offering storage within the timber built shed. Adjacent an area of shingle can be found with feature trees and shrubbery, opening to the main lawn expanse with enclosed timber fence boundaries to both sides and a wildlife pond to the far corner. Further timber fencing encloses a secondary lawn garden which was once a large working garden with vegetable plots, in turn leading to various greenhouses and further storage, along with a range of mature fruit trees and shrubbery. The garage is integrated to the main bungalow with a window to rear, wall mounted gas fired into a heating boiler, electric fuse box, solar panel controls and up and over door to front.

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.

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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VIRTUAL TOUR

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

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. Calculations are based on RICS IPMS 3C standard.

(1) Excluding balconies and terraces

Approximate total area¹
932.48 ft²
86.63 m²

