

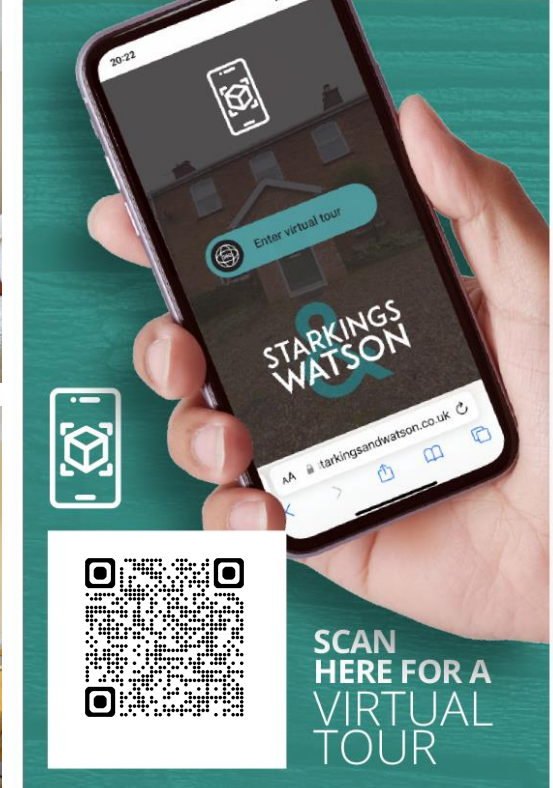
THE LINNETS

# New Costessey, Norwich NR5 0RY

Freehold | Energy Efficiency Rating : C

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

# FOR SALE PROPERTY



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# STARKINGS & WATSON



- Detached Bungalow
- Tucked Away On A Private Drive
- No Chain
- Two Double Bedrooms
- Generous Sitting Room
- Adapted Shower Room & Widened Hallway
- Private & Enclosed Rear Garden
- Off Road Parking & Garage

### IN SUMMARY

NO CHAIN. Nestled away at the top of a PRIVATE DRIVE this DETACHED BUNGALOW sits in the heart of this popular community with all amenities and travel links within walking distance and boasting all GAS central heating and uPVC double glazed windows. Stepping beyond the OFF ROAD PARKING and GARAGE spaces, you will enter the property with WIDENED HALLWAYS for accessible living with an adapted shower room with this also in mind. The rest of the property extends to offer TWO DOUBLE BEDROOMS, generous sitting room and fitted kitchen. Externally, a WRAP AROUND GARDEN offers PRIVACY in every corner all fully enclosed for peace of mind.

### SETTING THE SCENE

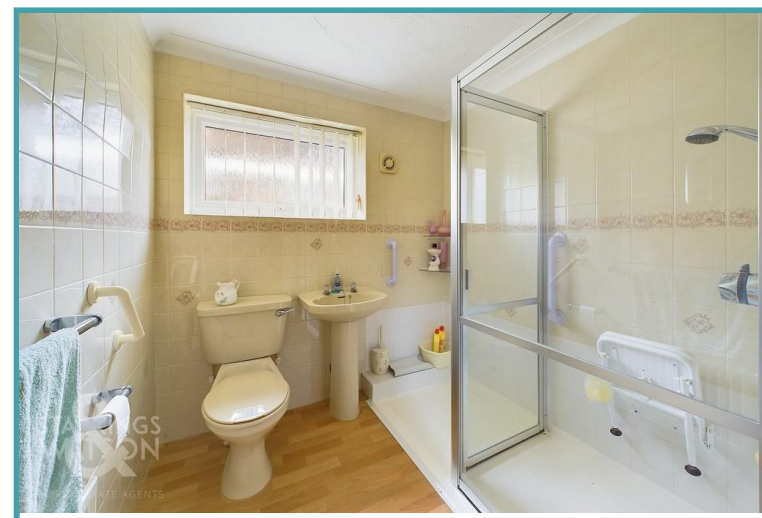
Just off the street via a private driveway leading towards a small collection of properties where a long brick weave drive allows parking for multiple vehicles moving towards the brick garage with up and over door to the front. A gentle step up through the front archway leads you towards the front door with a covering above.

### THE GRAND TOUR

Stepping inside you are first met with the central hallway granting access to all living spaces within the accommodation with carpeted flooring underfoot and large storage cupboard built in. To your right as you enter is the fitted kitchen with all wooden effect flooring underfoot and an array of wall and base mounted storage set around wooden effect work surfaces giving way to an integrated gas hob with extraction above and oven whilst still leaving room for a washing machine and fridge. The sitting room sits adjacent to this space, a large open room with all carpeted flooring underfoot, large uPVC double glazed window to the front with radiator below, this room allows for a choice off layout due to its conventional size and open space. Further down the hallway, the adapted shower room can be found to your right with an all tiled surround. This space features a walk in shower with wall mounted radiator and frosted glass window into the rear garden. The larger of the bedroom sits opposite this to your left in the hallway, a generously sized double room with a front facing aspect and radiator below with all carpeted flooring whilst the second bedroom sits right at the end of the hallway with a dual aspect and French doors into the rear garden. The carpeted flooring currently gives way to a dining table and second seating area but would make a brilliant double bedroom if desired.

### THE GREAT OUTDOORS

Externally, the property offers a fully enclosed garden space, predominantly laid to lawn with planting



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borders around the edges and in front of timber fencing. A brick weave pathway takes you around the immediate proximity of the home at the rear and side whilst a slight raise leads you into the rear and side garden spaces.

#### 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 0RY

What3Words : ///loaf.hint.target

#### 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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Approximate total area<sup>(1)</sup>  
639.27 ft<sup>2</sup>  
59.39 m<sup>2</sup>

(1) Excluding balconies and terraces

GIRAFFE360  
standard.  
Calculations are based on RICS IPMS 3C  
While every attempt has been made to  
ensure accuracy, all measurements are  
approximate, not to scale. This floor  
plan is for illustrative purposes only.

