



Grove Avenue, New Costessey - NR5 0HN

**STARKINGS
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HYBRID ESTATE AGENTS



Grove Avenue

New Costessey, Norwich

NO CHAIN. A well presented DETACHED BUNGALOW featuring an attractive free-flowing OPEN PLAN living area featuring a MODERN KITCHEN with NEFF INTEGRATED APPLIANCES, sitting room with media wall and dining room. Off from this space a separate UTILITY ROOM and WC can be found while the main hallway leads you towards a versatile FOUR PIECE FAMILY BATHROOM suite complete with walk-in shower and vanity storage. The front of the property hosts THREE DOUBLE BEDROOMS, one with built in wardrobes and all with uPVC double glazed windows. Externally, the rear garden offers space and privacy with a fully enclosed surround and large open lawn space while a multitude of OFF ROAD PARKING can be found to the front of the property for multiple vehicles.

Council Tax band: C

Tenure: Freehold

- Detached Bungalow
- No Chain
- Easy Flowing Living Accommodation
- Kitchen With Integrated Appliances
- Four Piece Family Bathroom
- Three Double Bedrooms
- Ample Off Road Parking



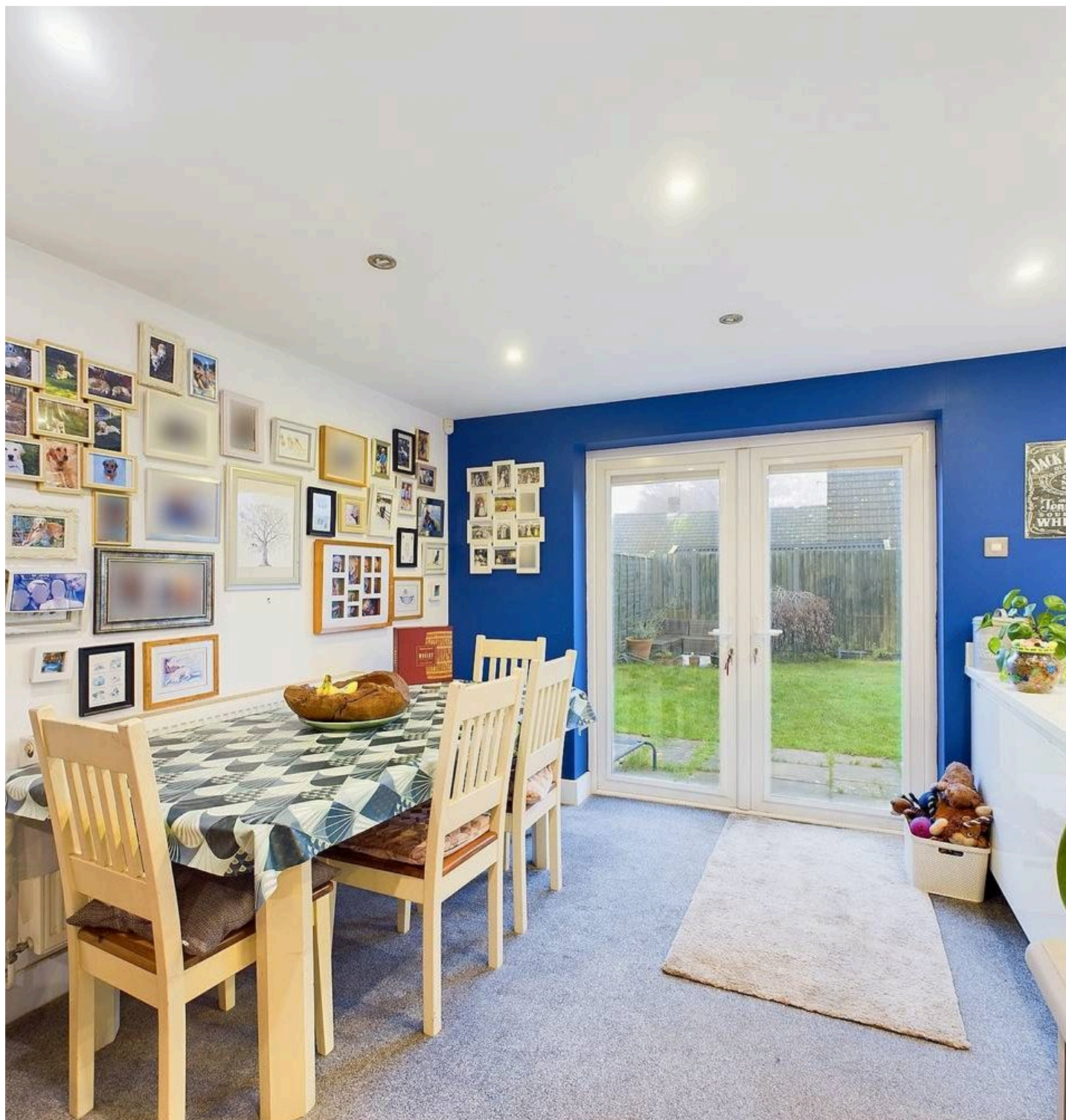
Nearby you will find a variety of local amenities including shops, hardware store, post office etc. Local schooling is located close by up to Secondary level, whilst a wealth of public transport leads to Norwich and the nearby Retail Parks. To the rear of the property, access leads to the local play 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.

SETTING THE SCENE

The property can be accessed through an opening in between the low level brick wall towards the front of the property with a large shingle frontage suitable for parking of multiple vehicles with side access down towards the front door and swinging gates to the rear garden.

THE GRAND TOUR

Once inside you are first met with a central lobby opening to the right and with a door to the front both taking you to the open plan living accommodation whilst turning to your left will lead you into the utility room with plumbing for a washing machine, inlet for tumble dryer, toilet and enclosed gas combination boiler. To your right you will find yourself within the kitchen complete with a wide range of high gloss wall and base mounted storage units set around squared edge work surfaces that give way to a range of integrated appliances including an induction hob with surface level extraction fan, two eye level NEFF ovens and a dishwasher while still leaving room for a standalone fridge/freezer and a choice of usable worktop space.





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Through from here the wooden flooring switches to carpeted flooring where space for a formal dining table can be found in front of the uPVC French double glazed doors taking you directly into the rear garden and opening beyond this is the spacious sitting room with built in media wall with all downward spot lighting throughout the open plan living space. The main hallway grants access to all three double bedrooms as well as a handy built in storage cupboard and four piece family bathroom suite comprising fully tiled flooring and tiled surround whilst turning to your left is a fully digital walk in rainfall shower and separate bathtub on the adjacent side of the room with vanity storage and a heated towel rail can all be found. The larger of the three double bedrooms comes towards the front of front of the property to the right of the hallway with large carpeted floor space leaving room for a large double bed and additional storage solutions whilst the second room sits just behind this benefiting from built in wardrobes and a side facing window with a radiator below. The smallest of the bedrooms is currently used as a dress room however would make an ideal smaller double bedroom, larger single bedroom or nursery.

FIND US

Postcode : NR5 0HN

What3Words : ///span.worm.longer

VIRTUAL TOUR

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

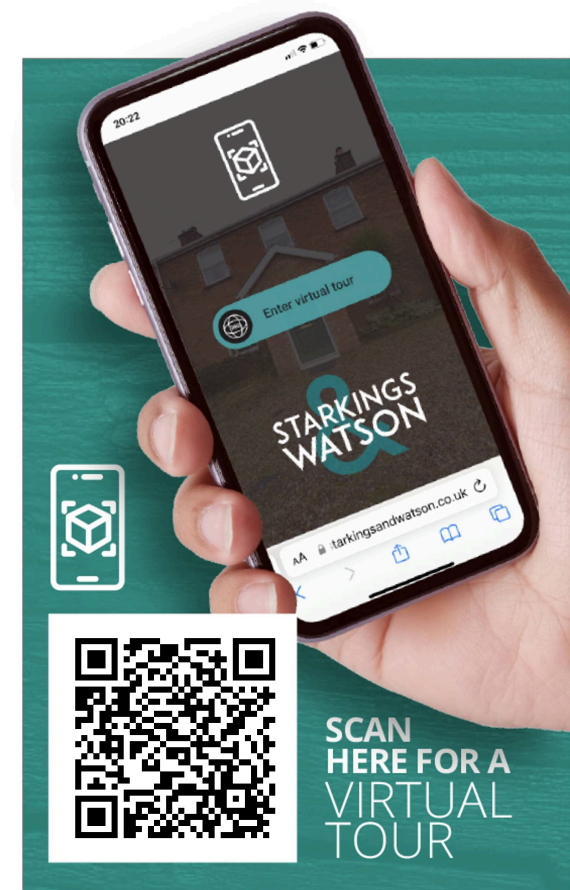
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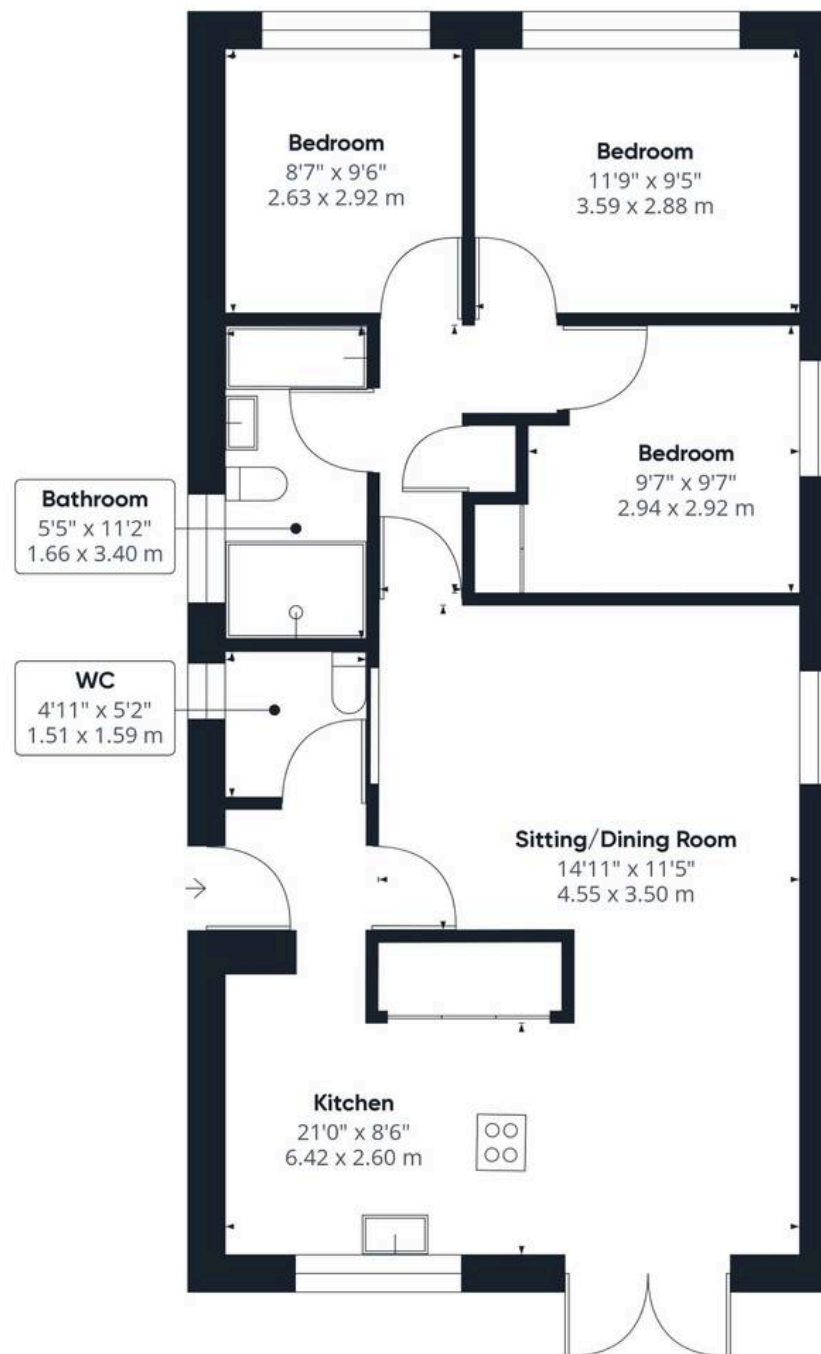
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THE GREAT OUTDOORS Exiting via the uPVC French doors in the dining room area, you will find yourself within the garden all fully enclosed on both sides and to the rear with timber fencing. The space initially offers a flagstone patio seating area leading into a predominantly lawn garden with colourful planting borders, timber shed tucked in the corner and access to both sides of the property towards the front.





Approximate total area⁽¹⁾

853.69 ft²

79.31 m²

(1) Excluding balconies and terraces

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.

GIRAFFE 360



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Disclaimer: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and 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.