



Gunton Lane, Norwich - NR5 0AG

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HYBRID ESTATE AGENTS



## Gunton Lane

Norwich, NR5 0AG

IN SUMMARY NO CHAIN. This extensively ALTERED and IMPROVED property is set down a PRIVATE ROAD on the edge of COSTESSEY within walking distance of all local amenities. The internal living space reaches a little under 1100 Sq. Ft (stms) including a 26' SITTING/DINING ROOM, kitchen/breakfast room featuring INTEGRATED APPLIANCES leading to a CONSERVATORY backing into the PRIVATE REAR GARDEN. In total, TWO DOUBLE BEDROOMS can be found both benefitting from EN-SUITE SHOWER ROOMS as well as the use of a shared main BATHROOM with the second bedroom accessed via a mezzanine style landing, ideal as a STUDY. The property boasts a 25' GARAGE/WORKSHOP, ideal for many purposes.

Council Tax band: B

Tenure: Freehold

Energy Efficiency Rating : TBC



- Semi-Detached Chalet Style Home
- NO CHAIN
- Private Setting with Tree Lined Frontage
- 26' Open Sitting/Dining Room
- Kitchen/Breakfast Room with Integrated Appliances
- Family Bathroom & Two En-Suites
- Two Double Bedrooms
- Driveway & Garage/Workshop

#### 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. 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 found down a private unadopted road with a tree lined aspect to your left. Beyond low level brick walls and tall privacy giving shrubs and hedges to the front, a large shingle driveway emerges suitable for parking of multiple vehicles with a side access gate leading you towards the rear garden and garage.



## THE GRAND TOUR

Stepping inside, you are first welcomed into the property by the central hallway complete with wooden floorboards laid underfoot. Turning to your right as you enter, you will first be greeted with the first of the double bedrooms complete with wood flooring. This room has been altered to offer a dressing room as well as wall to wall built in storage. To the rear of this room a modern en-suite shower room has been fitted, partly tiled, benefitting from additional vanity storage. The end of the hallway houses the main bathroom again offered in good decorative order featuring a shower head mounted over the bath, additional vanity storage and low level radiator. The kitchen/breakfast room can be found at the end of the hallway with a range of wall and base mounted storage units giving way to integrated appliances which include an integrated microwave, eye level oven and hob with extraction above, plus fridge, freezer and tall floor to ceiling pantry style storage. Just off from the kitchen is the uPVC double glazed conservatory complete with tiled flooring and glass ceilings. The main living space within the home sits to the left hand side in the form of a brilliant dual aspect open plan sitting/dining room measuring some 26ft in length. The front of the home is occupied by the sitting room where large windows to the front allow natural light to flood into the room where a wood burner sits on a tiled hearth with a solid wooden mantel above. To the rear of the property the floor space opens to allow room for a formal dining table in front of a second set of French doors to the rear garden. As you climb the stairs you will be first met with a mezzanine style landing overlooking the living space downstairs with Velux windows looking into the distance and tree lined aspect to the front. This space can be versatile with its function as an additional seating area, potential study or guest room if desired. Through from here the second double bedroom can be found with vaulted ceilings featuring exposed wooden beams and large Velux windows to the front.

This room leaves ample floor space for a large double bed and additional storage solutions, whilst benefiting from an en-suite shower room complete with vanity storage.

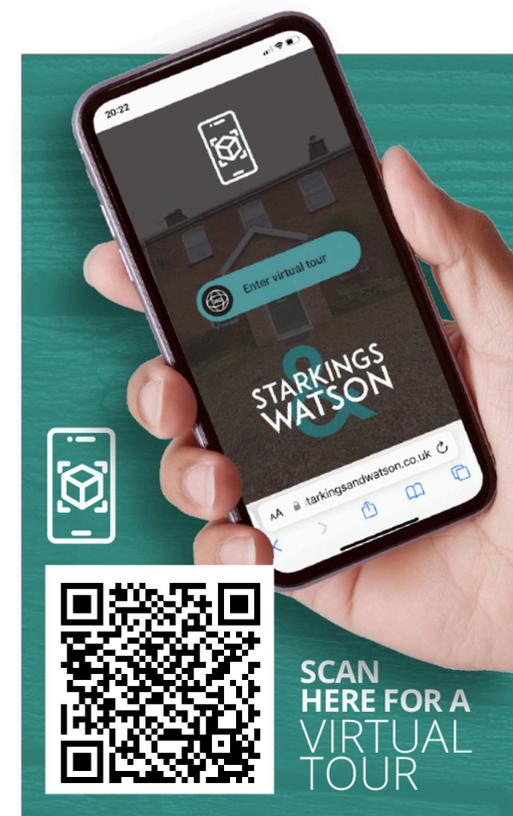
## FIND US

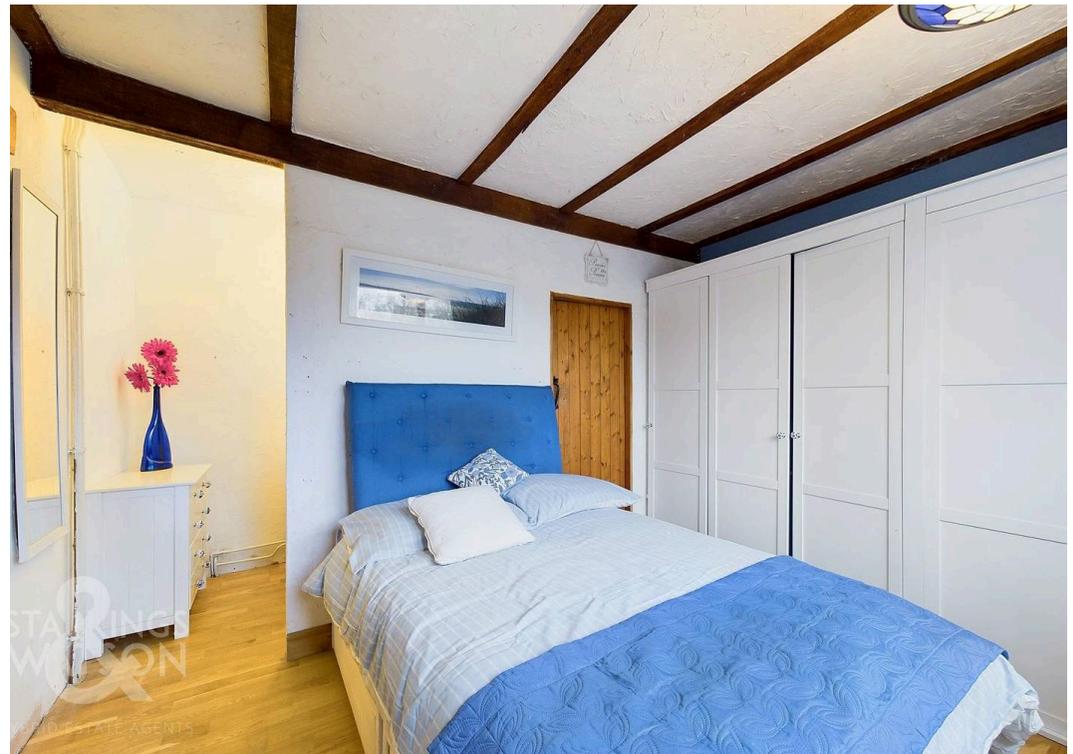
Post Code : NR5 0AG

What3Words : ///crass.notes.rates

## VIRTUAL TOUR

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



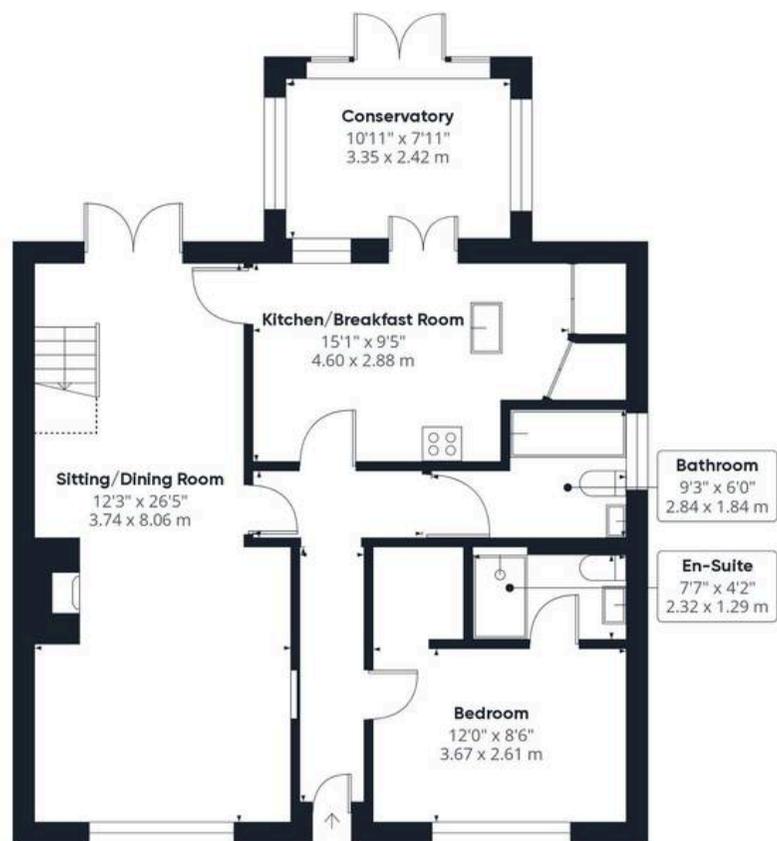




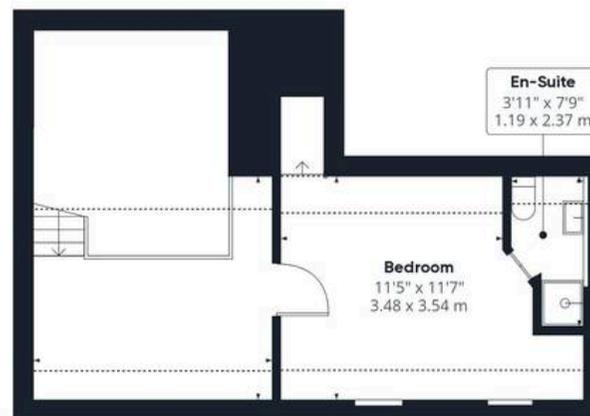
## THE GREAT OUTDOORS

Stepping into the rear garden, you will first be met with a flagstone patio seating area and multiple planting borders and edges. The rest of the lawn is laid with grass and features tall mature shrubs and hedges throughout. A secondary, smaller patio is tucked right in the very corner of the garden, which is fully enclosed with timber fencing. An external workshop/garage can be found with large swinging timber doors to the front as well as uPVC French doors and smaller personal door to the side and tiled flooring towards the rear. This space could be made into a potential home office/workshop or additional entertainment space if needed measuring some 25ft in length.





Ground Floor Building 1



Floor 1 Building 1



Ground Floor Building 2

**Approximate total area<sup>(1)</sup>**

1289.21 ft<sup>2</sup>  
119.77 m<sup>2</sup>

**Reduced headroom**

92.02 ft<sup>2</sup>  
8.55 m<sup>2</sup>

(1) Excluding balconies and terraces

Reduced headroom

..... Below 5 ft/1.5 m

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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