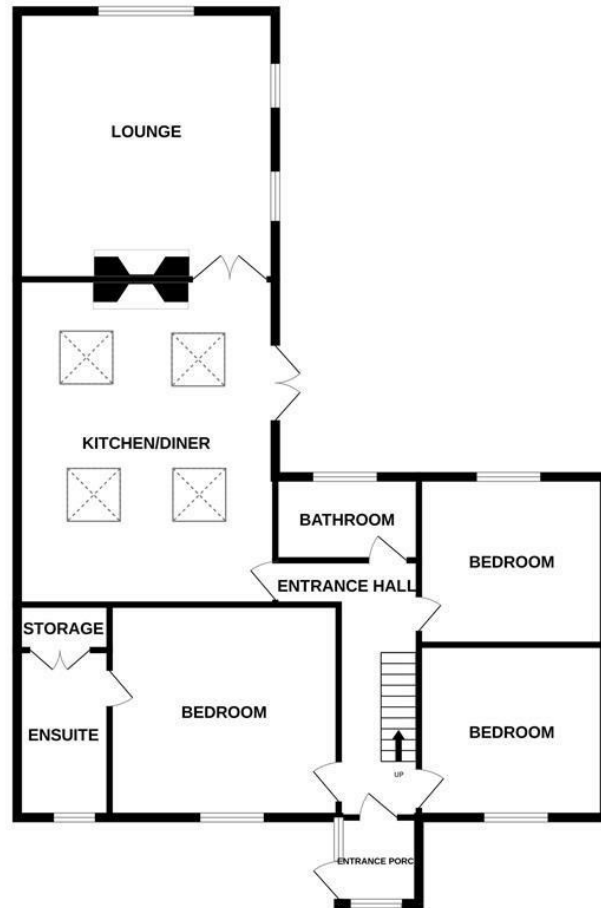
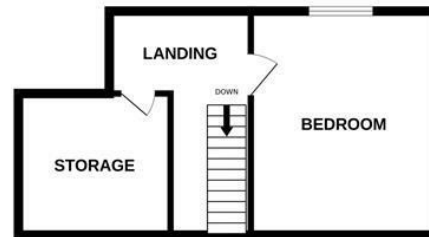


GROUND FLOOR



1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	



60 Oval Road | Costessey | Norwich | NR5 0DG

Offers In Excess Of £425,000

****AMAZING EXTENSION PROVIDING WONDERFUL FAMILY LIVING SPACE**** Gilson Bailey are thrilled to present this exceptional and beautifully presented four-bedroom semi-detached chalet bungalow, nestled in the highly desirable suburb of Costessey. This charming family home offers a perfect blend of modern sophistication and cosy comfort, featuring a breathtaking open-plan kitchen/diner, an inviting lounge with a cosy woodburner, and a luxurious family bathroom. The ground floor also boasts three generously sized bedrooms, including a stunning master with its own en-suite shower room. Upstairs, you'll find an additional spacious bedroom and plenty of storage space to suit your needs. Outside, the property is equally impressive, with a large front driveway providing ample off-road parking for numerous vehicles, and to the rear, a serene, mature garden – the perfect oasis for relaxing or enjoying outdoor meals. With double glazing, gas heating, and immaculate condition throughout, this property is truly move-in ready. Perfectly situated in a sought-after location, this home offers a fantastic opportunity to enjoy a lifestyle of comfort and convenience. Don't miss out – book your viewing today and experience the charm, quality, and space this beautiful property has to offer!

Location

Costessey can be found to the west of Norwich with a selection of amenities including good primary and secondary schooling, selection of shops, popular local pubs and restaurants, also good access to the University of East Anglia, University Hospital, A47 Southern Bypass and good public transport links in and out of the city centre.

Accommodation Comprises

Front door to:

Entrance Hall

Doors to kitchen/diner, bathroom, three bedrooms and stairs to first floor.

Lounge 16'10" x 15'10"

Two double glazed windows, radiator, wood burner.

Kitchen/Diner 20'6" x 16'10"

Fitted wall and base units with worktops over, sink and drainer, space for Range cooker, integrated dishwasher, space for fridge/freezer and washing machine, Velux windows, patio doors to garden, radiator.

Bedroom One 13'11" x 13'1"

Double glazed window, radiator, built in wardrobes.

En-Suite 10'7" x 5'10"

Shower cubicle, low level WC, hand wash basin, heated towel rail, frosted double glazed window.

Bedroom Two 11'8" x 10'6"

Double glazed window, radiator.

Bedroom Three 11'9" x 10'5"

Double glazed window, radiator.

Bathroom 8'11" x 5'10"

Panelled bath, low level WC, hand wash basin, radiator, double glazed window.

First Floor Landing

Door to bedroom and storage.

Bedroom Four 11'2" x 10'8"

Double glazed window, radiator.

Outside Front

Large driveway providing ample off road parking.

Outside Rear

Patio seating area, mature plants and shrubs, timber shed, enclosed by timber fencing.

Local Authority

South Norfolk District Council, Tax Band C.



Tenure

Freehold

Utilities

Full fibre broadband available.
Mains water and electric.

