



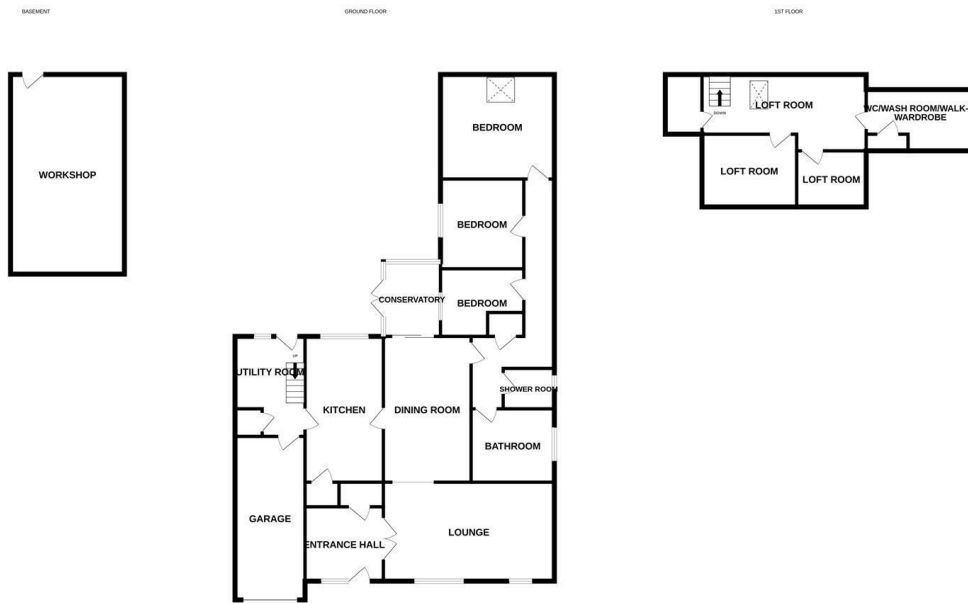
**10 Valley View Crescent | | Norwich | NR5 0HU**

**Offers In Excess Of £365,000**

**\*\* INDIVIDUALLY BUILT SUBSTANTIAL DETACHED HOME IN A QUIET CUL-DE-SAC\*\*** Gilson Bailey are delighted to offer this LARGE, THREE/FOUR BEDROOM, DETACHED CHALET BUNGALOW situated in a RARELY AVAILABLE location in the highly sought after region of Costessey. Accommodation comprising entrance hall, lounge, dining room, kitchen, utility room, THREE BEDROOMS, bathroom, shower room and conservatory to the ground floor. On the first floor there are THREE LOFT ROOMS PROVIDING MULTIPLE USES and a WC/WASH ROOM/WALK-IN WARDROBE. Outside there is a brick weave driveway providing AMPLE OFF ROAD PARKING leading to a GARAGE with power and lighting. To the rear there is a BEAUTIFULLY MAINTAINED AND PRIVATE, MATURE GARDEN with a GOOD SIZE WORKSHOP AT BASEMENT LEVEL WITH POWER, LIGHTING AND A TOILET. The chalet benefits from double glazing, gas heating and is OFFERED WITH NO ONWARD CHAIN. The property would make an excellent family home or downsize so be quick to book a viewing to appreciate the size and location on offer.







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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### 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

Door to lounge and storage cupboard.

#### Lounge 20'2" x 12'5"

Double glazed window, two radiators.

#### Dining Room 14'3" x 10'4"

Sliding patio doors, radiator.

#### Kitchen 17'0" x 9'4"

Fitted wall and base units with worktops over, sink and drainer, gas hob, fitted oven, integrated fridge, microwave and dishwasher, double glazed window, storage cupboard.

#### Utility Room 12'5" x 7'7"

Sink and drainer, space for washing machine and tumble dryer, radiator, storage cupboard.

#### Conservatory 8'9" x 6'9"

Patio doors to garden.

#### Bathroom 9'4" x 8'6"

Panelled bath, low level WC, hand wash basin, bidet, heated towel rail, radiator, frosted double glazed window.

#### Shower Room 6'1" x 4'10"

Shower cubicle, low level WC, hand wash basin, radiator, frosted double glazed window.

#### Bedroom One 13'2" x 12'4"

Double glazed window, radiator, built in wardrobes.

#### Bedroom Two 10'6" x 9'10"

Double glazed window, radiator.

#### Bedroom Three 9'10" x 7'11"

Double glazed window, radiator.

#### Loft Room 19'9" x 8'2"

#### Loft Room Two 8'3" x 7'4"

#### Loft Room Three 11'1" x 8'6"

#### WC 14'2" x 7'1"

Low level WC, hand wash basin.

#### Outside Front

Brick weave driveway providing off road parking, mature plants and shrubs.

#### Garage 17'10" x 8'3"

With power and lighting.

#### Outside Rear

Patio seating area leading to large lawned garden with mature plants and shrubs, pond, enclosed by hedging and fencing.

#### Workshop 23'7" x 13'3"

With power, lighting and plumbing.


#### Local Authority

South Norfolk District Council, Tax Band E.

#### Tenure

Freehold


**Energy Efficiency Rating**

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		<b>72</b>
(55-68) <b>D</b>	<b>59</b>	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

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Please note that we have not tested any apparatus, equipment, fixtures, fittings or services and as so cannot verify that they are in working order or fit for their purpose. Gilson Bailey cannot guarantee the accuracy of the information provided. This is provided as a guide to the property and an inspection of the property is recommended.

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