



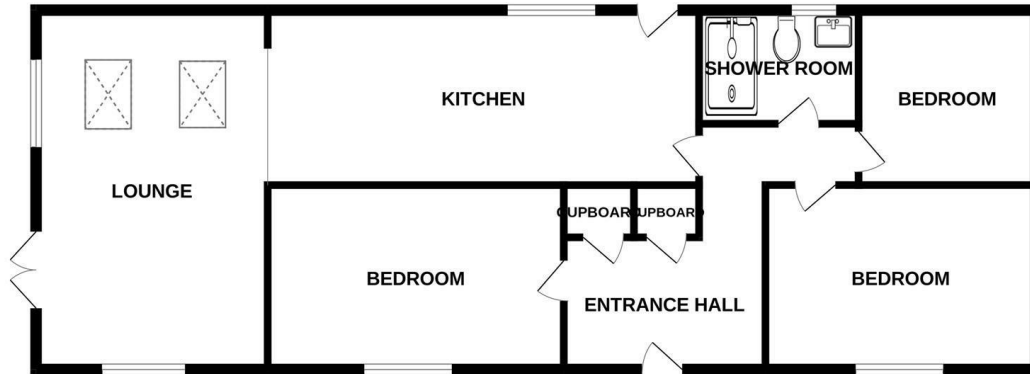
1A Oval Road | | Norwich | NR5 0DE

Offers In Excess Of £275,000

****OFFERED WITH NO ONWARD CHAIN**** Gilson Bailey are delighted to offer this well-presented and extended three-bedroom detached bungalow, perfectly positioned in the highly sought-after suburb of Costessey. The accommodation comprises an entrance hall, modern kitchen, spacious lounge with amazing high ceilings, three well-proportioned bedrooms, and a contemporary shower room. Outside, the property benefits from a driveway providing off-road parking, while to the rear there is a private enclosed garden laid to shingle and lawn, ideal for outdoor relaxation. Further features include double glazing, gas central heating, and the property is offered with no onward chain. Ideally suited to a wide range of buyers, from downsizers to families, this superb bungalow is expected to attract strong interest – early viewing is highly recommended.



GROUND 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.
Made with Metropix ©2025

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, three bedrooms and shower room.

Kitchen 21'0" x 8'11"

Fitted wall and base units with worktops over, sink and drainer, space for cooker, fridge and washing machine, double glazed window, door to rear.

Lounge 18'6" x 11'11"

Two double glazed windows, radiator, patio doors.

Bedroom One 17'10" x 9'2"

Double glazed window, radiator.

Bedroom Two 13'11" x 8'11"

Two double glazed windows, radiator.

Bedroom Three 10'1" x 9'4"

Double glazed window, radiator.

Shower Room 6'5" x 6'0"

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

Outside Front

Driveway providing off road parking.

Outside Rear

Shingled and lawned garden, patio area, shed, enclosed by timber fencing.

Local Authority

South Norfolk District Council, Tax Band C.

Tenure

Freehold

Utilities

Full fibre broadband available.
Mains gas, water and electric.



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	66	73
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Local Authority

South Norfolk District Council, Tax Band C

Tenure

Freehold

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.

<https://www.gilsonbailey.co.uk>
01603764444