



Victoria Way, New Costessey - NR5 0NR

**STARKINGS
& WATSON**

HYBRID ESTATE AGENTS



Victoria Way

New Costessey, Norwich

A WELL PRESENTED BUNGALOW in a TUCKED AWAY POSITION! Featuring a MODERN FITTED KITCHEN with space for a BREAKFAST TABLE and white goods, this semi-detached home has been recently DECORATED and UPGRADED ready for occupation. Stepping inside the HALL ENTRANCE which has BUILT-IN STORAGE and provides access into the aforementioned kitchen, SITTING/DINING ROOM with SLIDING PATIO DOORS to the rear garden and hard wearing floor coverings. TWO DOUBLE BEDROOMS branch off the hallway of which the MAIN BEDROOM has BUILT-IN WARDROBES with sliding mirrored doors, and finally a WET-ROOM which includes some disability aids in place features an ELECTRIC SHOWER, low level WC and a pedestal sink. The property has uPVC DOUBLE GLAZING, gas fired central heating and has been well looked after. Adjacent to the property there is parking and a GARAGE.

Council Tax band: B

Tenure: Freehold

EPC Energy Efficiency Rating: C

- Semi-Detached Bungalow
- Tucked Away Position in Costessey
- Sitting Room with Doors to Garden
- Modern Fitted Kitchen
- Wet-room with Some Disability Aids
- Two Bedrooms
- Off Road Parking & Garage
- Low Maintenance Garden

Victoria Way is located just off Kabin Road and only a short distance from Norwich Road, where within a short walk you will find various 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.

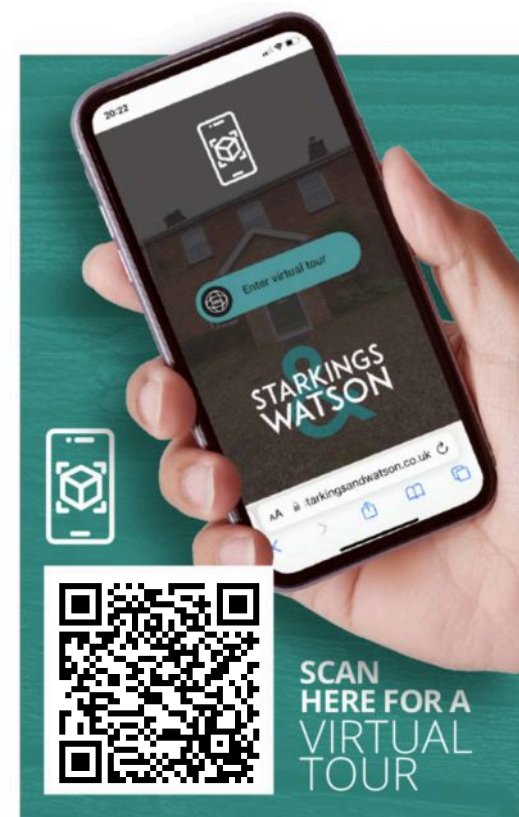


SETTING THE SCENE

Approached via a shingle and patio slab driveway, off road parking is provided for multiple vehicles with access to the garage, gardens and main property.

FIND US

You may wish to use your Sat-Nav (NR5 0NR), but to help you...Leaving Norwich along the Dereham Road, continue straight over the roundabout. At the first set of traffic lights continue straight over, turning right at the second set onto Norwich Road. Follow the road along, passing the shops and local amenities, turning left onto Kabin Road and a final right onto Victoria Road where the property can be found on the right hand side.



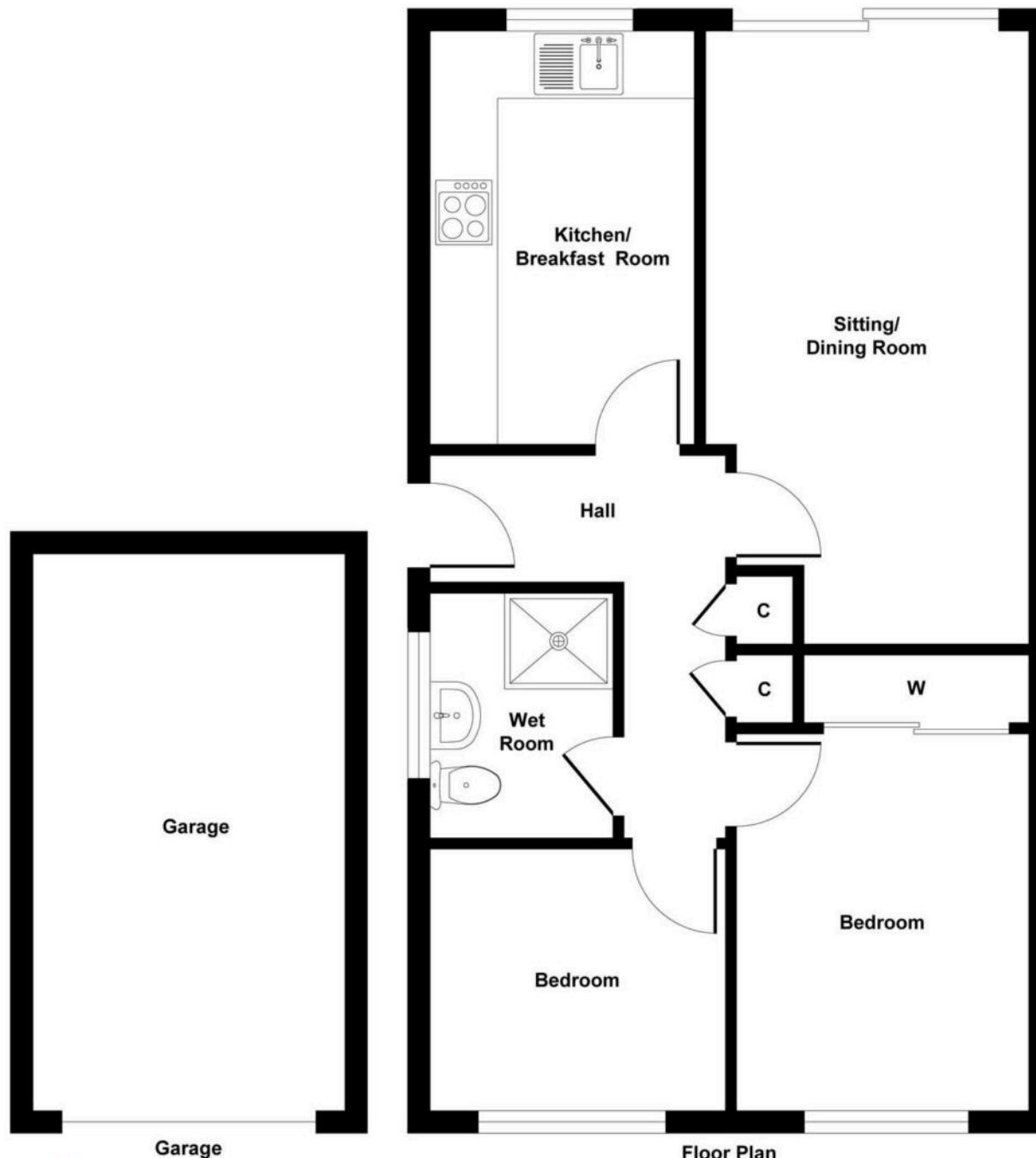




THE GREAT OUTDOORS

The rear garden is low maintenance with a hard-standing patio and pathway providing access to the side gate and down the garden to the brick weave courtyard that has been created with flowerbed borders and a central raised bed.







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