



Sunny Grove, Norwich - NR5 0EJ



Sunny Grove

Norwich

Tucked away at the end of a CUL-DE-SAC, this detached bungalow offers close to 900 Sq. ft (stms) of accommodation, with a well kept interior and NEW FLOOR COVERINGS. With a TRADITIONAL LAYOUT comprising TWO BEDROOMS including one with BUILT-IN WARDROBES, shower room, 17' SITTING ROOM, adjacent CONSERVATORY and a 10' KITCHEN/BREAKFAST ROOM, the property is centrally heated with a GAS BOILER, and finished with uPVC DOUBLE GLAZING. The GARAGE is adjoining with an ELECTRIC DOOR to front and a tandem BRICK-WEAVE DRIVEWAY. The split level REAR GARDEN is PRIVATE and NON-OVERLOOKED, with a variety of planting.

Council Tax band: C

Tenure: Freehold

EPC Energy Efficiency Rating: C



- Cul-De-Sac Setting
- Detached Bungalow
- Tandem Driveway & Garage
- uPVC Double Glazing & Gas Fired Central Heating
- Sitting/Dining Room
- Conservatory
- Kitchen/Breakfast Room
- Two Double Bedrooms

In the popular location of New Costessey you will find nearby 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. To the rear of the property, access leads to the local play area and Marriott' Way for walks and cycling. 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

With a long tandem brick-weave driveway providing ample off road parking, a lawned garden can be found adjacent, with a gated side access. The garage offers an electric door for ease of access, and a storm porch leads to the main door.

THE GRAND TOUR

Once inside a newly carpeted entrance hall offers a built-in airing cupboard and doors to all principal rooms. To the front of the property the first door leads to the second bedroom which could also be used as a study or dining room. With a newly fitted carpet underfoot to both bedrooms, uPVC double glazing faces to the front garden. The main bedroom offers a floor to ceiling built-in wardrobe. The shower room offers a three piece suite with a range of storage and tiled splash backs. The sitting room and kitchen offer garden views, with the kitchen offering space for a table, a cooker, space for a fridge/freezer and washing machine. The gas fired central heating boiler is wall mounted, and a door leads to the rear garden. The sitting room is adjacent, with a newly fitted carpet and French doors leading to the uPVC double glazed conservatory.

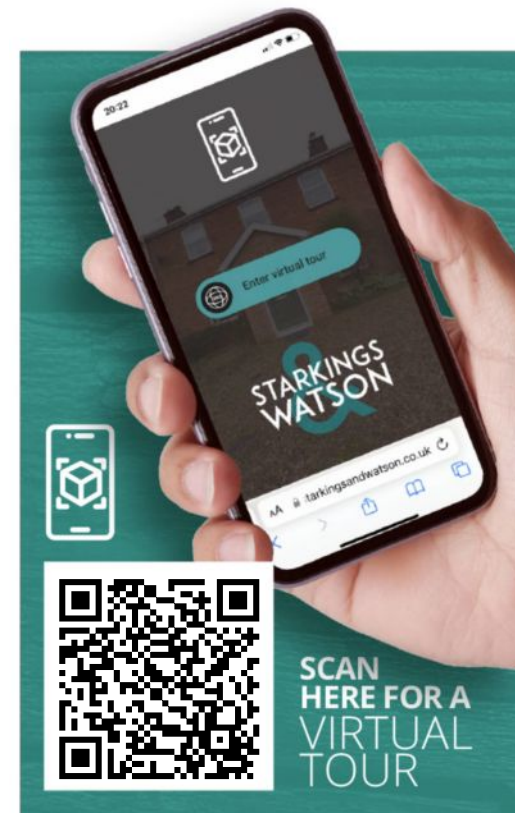
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VIRTUAL TOUR

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







THE GREAT OUTDOORS

The split level rear garden offers a patio seating area and hard standing storage, with an outside water supply and personnel door to the garage. A walled lawn is accessed via steps where a range of planting can be found within the fenced boundaries.





Approximate total area⁽¹⁾

868.76 ft²

80.71 m²

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

GIRAFFE360



Starkings & Watson Hybrid Estate Agents

Roxburgh House, Rosebery Business Park Mentmore Way - NR14 7XP

01603 336226 • lettingteam@starkingsandwatson.co.uk • starkingsandwatson.co.uk/

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