

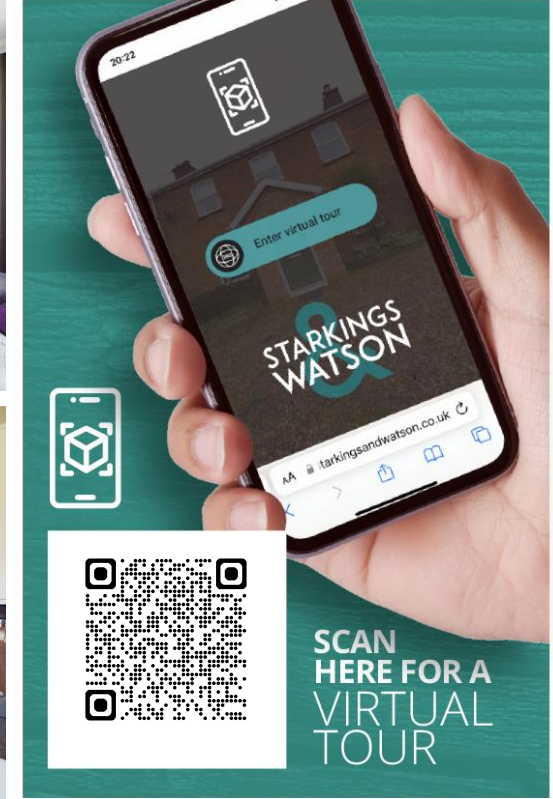
NORTHVIEW ROAD

**Costessey, Norwich NR5 0BG**

Freehold | Energy Efficiency Rating : TBC

To arrange an accompanied viewing please pop in or call us on 01603 336446

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**STARKINGS  
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- No Chain!
- Extended Detached Bungalow
- 24' Sitting/Dining Room
- 17' Kitchen With Integrated Appliances
- 15' Garden/Sitting Room
- Three Bedrooms
- Private & Enclosed Rear Garden
- Ample Off Road Parking

### IN SUMMARY

NO CHAIN. This EXTENDED and DETACHED BUNGALOW offers a wealth of internal space, complete with quality fixtures and fittings, whilst extending to over 1170 Sq. Ft (stms). Boasting a stunning 24' DUAL ASPECT sitting/dining room, 17' KITCHEN with INTEGRATED APPLIANCES, separate GARDEN/SITTING ROOM and utility room. The property offers THREE DOUBLE BEDROOMS as well as a FAMILY BATHROOM and CLOAKROOM. Outside, a private and enclosed rear garden can be found, with raised timber patio seating area and AMPLE OFF ROAD PARKING to the front.

### SETTING THE SCENE

The property is tucked behind a timber fence with the driveway located to the right of the property leading to a secondary access door while the main front door sits in the middle of the property in front of a low maintenance shingle garden space.

### THE GRAND TOUR

Stepping inside you are first met with the wooden

effect flooring through the central hallway with a gas radiator where the three piece shower room can be found directly in front. This exquisitely finished three piece suite comes with a walk in shower, heated towel rail and vanity storage. The first double bedroom can be found immediately to your left, a generously sized room with a large uPVC double glazed window to the front and carpeted flooring underfoot. The second bedroom sits directly next door found further down the hallway, this room too is a well-proportioned double bedroom but with wooden effect flooring and a uPVC double glazed window looking towards the rear of the property and additional floor space for soft furnishings. The stunning dual aspect 24' sitting/dining room opens to your right with ample natural light pouring into the room this space is carpeted to the sitting area with a uPVC window over the front garden and sizeable space for a lounge suite while wooden effect flooring makes up the dining room space suitable for a formal dining table and side window all with a well finished décor. Heading to the kitchen, you are met with an array of modern wall and base mounted storage options with an integrated dishwasher, microwave and range style oven and gas hob with extraction above while beyond the work tops is the second entrance area with a cupboard ahead ideal for coat and shoe storage. Through from the kitchen the utility room can be found with additional storage and plumbing for a washing machine and inlet for a tumble dryer, ideal for a busy family home while the third double bedroom can be found at the very rear with views into the rear garden, wooden effect flooring and gas radiator. Also forming



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part of the extension and just off from the kitchen is the two piece mostly tiled cloakroom with vanity storage while a wonderfully versatile garden room/sitting room with warm roof and Velux windows can be found, the ideal second sitting room or separate dining space with uPVC French doors into the rear garden.

#### THE GREAT OUTDOORS

Initially the rear garden opens on to a flagstone patio area which reaches into a courtyard to the side, in front of the bathroom window and to the other side where a shed can be found. Heading up the steps the garden turns into a lawn space with raised planting borders and colourful, manageable trees to the sides all leading to a raised timber decked seating area with views over the city in the distance.

#### OUT & ABOUT

Nearby you will find 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.

**Disclaimer:** Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.

Price:



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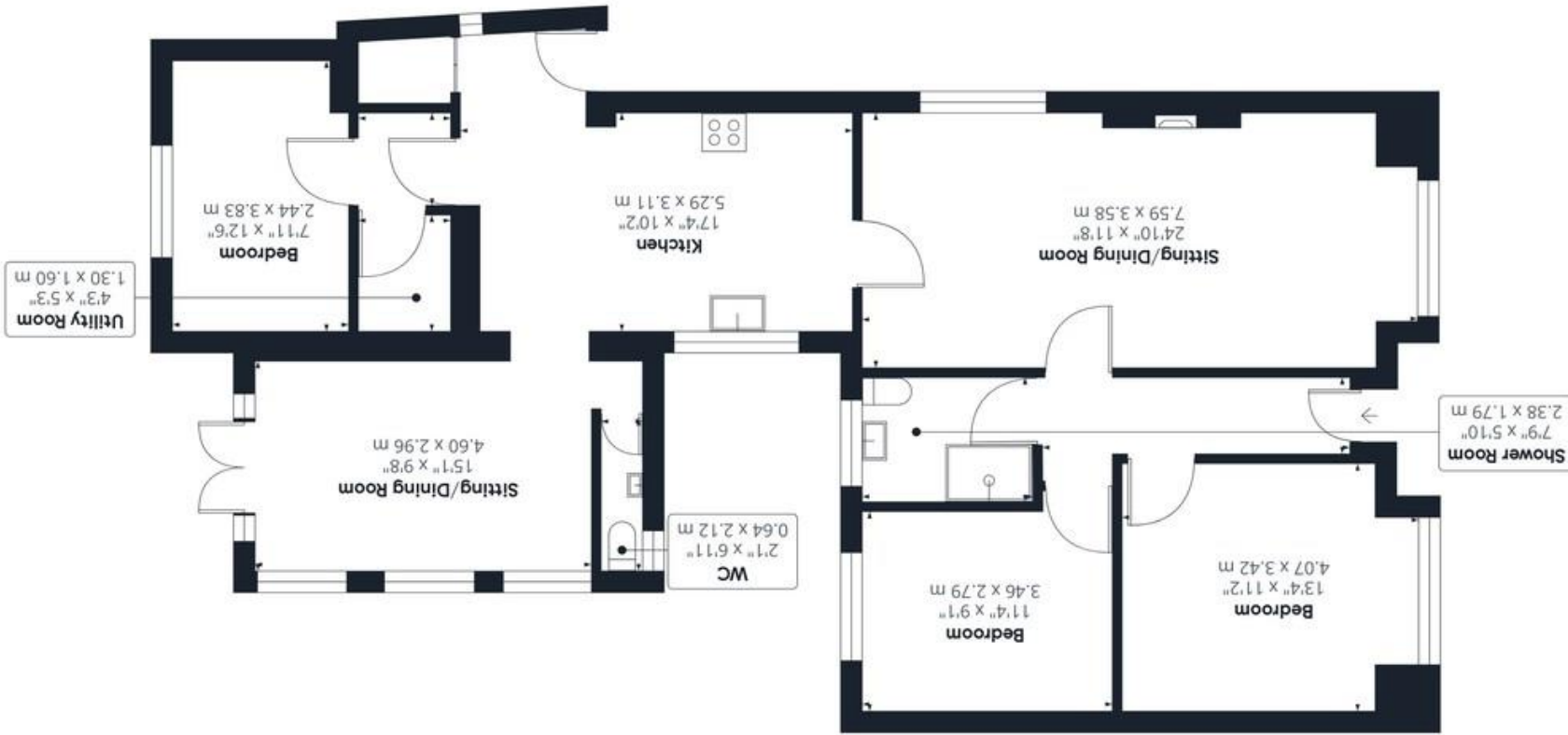
#### VIRTUAL TOUR

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

**GIRAFFE 360**

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

(1) Excluding balconies and terraces



Approximate total area<sup>m</sup>  
1173.61 ft<sup>2</sup>  
109.03 m<sup>2</sup>