

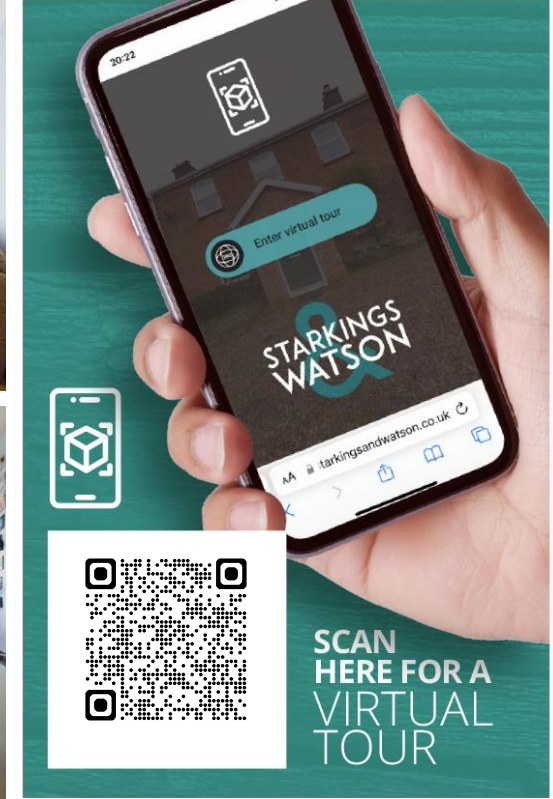
MEADOW CLOSE

# New Costessey, Norwich NR5 0ND

Freehold | Energy Efficiency Rating : TBC

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

# FOR SALE PROPERTY



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# STARKINGS & WATSON

- Tucked Away Cul-De-Sac Setting
- Extended Semi-Detached Bungalow
- Hall Way with Double Doors to Sitting Room
- Kitchen & Sitting/Dining Room
- Two Bedrooms
- Shower Room
- Private Non-Overlooked Gardens
- Driveway, Garage & Allocated Parking

#### IN SUMMARY

TUCKED AWAY in a cul-de-sac setting, this IMMACULATE EXTENDED semi-detached bungalow enjoys a REMODELLED INTERIOR with easy living in mind. With a spacious HALL ENTRANCE, DOUBLE DOORS open up to the sitting room, creating a fantastic flow for entertaining. With over 720 Sq. ft (stms) of accommodation inside, the property includes the 20' SITTING/DINING ROOM, fitted kitchen, TWO BEDROOMS and modernised SHOWER ROOM. Finished with uPVC double glazing and gas fired CENTRAL HEATING, the property is ready to move-in! Outside, the DRIVEWAY to front offers parking, along with an ALLOCATED SPACE and GARAGE - boasting ACCESS from the PRIVATE and NON-OVERLOOKED ENCLOSED GARDEN.

#### SETTING THE SCENE

The front shingled driveway offers off road parking, with steps leading down to the main entrance. To the side of the property, an allocated parking space and garage can be found, along with gated access to the garden.

#### THE GRAND TOUR

The uPVC double glazed entrance door takes you into the hall entrance, complete with wood effect flooring and the loft access hatch. The bedroom accommodation sits to the rear, with a built-in wardrobe and sliding patio door to the rear garden. The larger bedroom is extended, with fitted carpet and a window overlooking the garden. The shower room has been well thought out and includes a fully tiled shower cubicle, thermostatically controlled shower and range of storage. Through double doors, the sitting room is opposite, complete with wood effect flooring, feature fire place and window to front. Completing the property is the kitchen, with a range of wall and base level units, inset gas hob, built-in electric oven, and space for general white goods.

#### THE GREAT OUTDOORS

The rear garden is fully enclosed with timber panelled fencing and brick walling, incorporating a lawned expanse and area of patio. A useful side door leads into the garage, with a window to side, and up and over door to front.

#### 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's Way for walks and cycling. A variety of bus routes lead to Norwich City Centre, with Longwater



To arrange an accompanied viewing please call our Costessey Office on **01603 336446**



Retail Park located only a short drive with a park and ride bus service into Norwich.

#### FIND US

Postcode : NR5 0ND

What3Words : ///bottle.softly.angle

#### VIRTUAL TOUR

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

**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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GIRAFFE 360

(1) Excluding balconies and terraces.

Approximate total area<sup>1)</sup>  
728.82 ft<sup>2</sup>  
67.71 m<sup>2</sup>

