

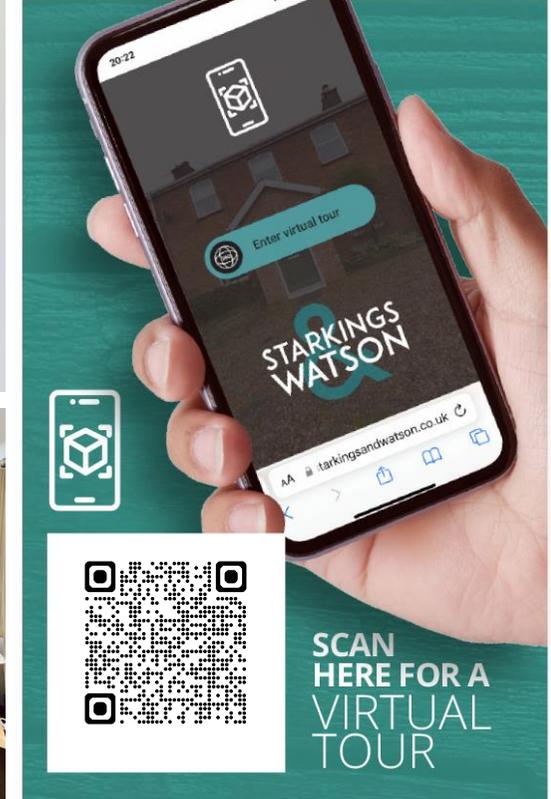
GROVE AVENUE

# New Costessey, Norwich NR5 0HW

Freehold | Energy Efficiency Rating : B

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

# FOR SALE PROPERTY



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# STARKINGS & WATSON

- Detached Individual Bungalow
- Spacious & Immaculately Decorated Inside
- 19' Open Sitting/Dining Room
- Kitchen with Integrated Appliances Plus Utility
- Three Double Bedrooms
- Four Piece Family Bathroom & En-Suite
- Private Driveway & Garage
- Approx. 0.21 Acre Plot (stms)

### IN SUMMARY

VENDOR FOUND. This immaculately presented DETACHED BUNGALOW is a ONE OFF BUILD nestled down a PRIVATE DRIVE in the heart of Costessey. Occupying a 0.21 ACRE PLOT (stms), the SPACIOUS LIVING ACCOMMODATION includes widened hallways creating an ACCESSIBILITY FRIENDLY home, offering THREE DOUBLE BEDROOMS - all served by a FOUR PIECE family bathroom and EN-SUITE to the main bedroom. The rear of the property is occupied by a 19' SITTING/DINING ROOM backing onto the well-manicured PRIVATE REAR GARDEN, whilst a kitchen with INTEGRATED APPLIANCES sits adjacent leading into the UTILITY ROOM. The property offers AMPLE OFF ROAD PARKING, electric vehicle charging point and a detached brick GARAGE also.

### SETTING THE SCENE

Approached via a private shingle driveway leading to an open L-shaped driveway suitable for multiple vehicles and allowing space to manoeuvre your vehicles with a detached brick garage sitting towards the top of the plot and electric vehicle charging point

at the front of the home.

### THE GRAND TOUR

As you step inside you will first notice the spacious and well-lit hallway ideal for those with mobility issues laid with wood effect flooring underfoot whilst also leaving ample space for coat and shoe storage and granting access to all living accommodation within the property. Initially turning to your right, you are met with the first of the three double bedrooms. This room has a front facing aspect with radiator below the window, all carpeted flooring underfoot and ample floor space for a double bed and additional storage units. The larger of the bedrooms also occupies a front facing aspect situated to the left off the hallway. This room too has carpeted flooring underfoot, front facing uPVC double glazed window with radiator below, whilst benefiting from a mostly tiled en-suite shower room with frosted glass window and heated towel rail. Just beyond the first of the bedrooms is the four piece family bathroom suite with wooden effect flooring underfoot and a part tiled surround. This room initially offers a generous walk in shower, wall mounted heated towel rail and space for additional vanity storage. Just beyond the main bedroom is the third double bedroom currently being utilised as a study. This room has all wooden effect flooring with side facing window and substantial integrated storage units ideal for its current use or to be easily reverted into the ideal double bedroom if so desired. The rear of the property is occupied by the open sitting/dining room with all carpeted flooring and uPVC French double



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glazed doors leading onto the rear garden patio. The space initially offers room for a formal dining table with a lounge suite to the left and woodburner nestled within a brick fireplace with wooden mantle and slate hearth. Sitting adjacent is the kitchen with an array of wall and base mounted storage set around square edge work surfaces with tiled splash backs leading towards a multitude of integrated appliances including dual eye level ovens, induction hob with extraction above and a dishwasher with ample space for a freestanding American style fridge freezer. Just through from the kitchen is the utility room with additional storage units, plumbing for a washing machine with space for a tumble dryer and side access door.

### THE GREAT OUTDOORS

Immediately as you exit the rear of the property you are met with a flagstone patio seating area ideal for relaxing in the summer sunshine with a large timber shed being found to your left perfect for those looking for a workshop or additional storage space. The rest of the garden is predominantly laid to lawn with mature, well established and colourful hedged borders with all timber fence surround to both the sides and rear of the garden.

### 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. Close to 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.

### FIND US

Postcode : NR5 0HW

What3Words : ///tree.fully.talent

**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

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only. Calculations are based on RICS IPMS 3C standard.

(1) Excluding balconies and terraces

Approximate total area<sup>1</sup>  
1163.15 ft<sup>2</sup>  
108.06 m<sup>2</sup>

