



Gunton Lane, Norwich - NR5 0AQ





## Gunton Lane

Norwich

NO CHAIN! Overlooking the surrounding GREEN SPACE with a pedestrian frontage, this END-OF-TERRACE HOUSE has been FULLY REDECORATED with multiple RENOVATION works completed, including a BRAND NEW KITCHEN with INTEGRATED APPLIANCES, and a REFITTED three piece FAMILY BATHROOM. Stepping inside, a welcoming HALLWAY ENTRANCE offers ample room for storing outdoor wear, opening to the brand new KITCHEN. Featuring a full suite of INTEGRATED APPLIANCES and a useful PANTRY cupboard. The free flowing layout leads to the DINING ROOM, perfect for formal dining with stairs rising to the first floor and storage beneath. Newly laid wood effect laminate flooring runs underfoot into the SITTING ROOM. Centred around a feature fireplace with FRENCH DOORS leading out. Heading upstairs, brand new carpets run underfoot to each of THREE BEDROOMS, including the 12' MAIN BEDROOM with BUILT-IN WARDROBES. Located centrally from the landing, the THREE-PIECE FAMILY BATHROOM includes a shower over the bath.



Stepping outside, the ENCLOSED FRONTAGE overlooks the surrounding green space with a low maintenance PRIVATE and ENCLOSED GARDEN, further to a practical ENBLOC GARAGE.

Council Tax band: B

Tenure: Freehold

EPC Energy Efficiency Rating: C

- No Chain!
- End-Of-Terrace House
- Newly Renovated & Full Redecoration
- Open Plan Sitting & Dining Room with French Doors
- Brand New Fitted Kitchen with Integrated Appliances
- Three Bedrooms
- 14' Main Bedroom with Integral Wardrobes
- Low Maintenance Private & Enclosed Rear Garden

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.





## SETTING THE SCENE

The property can be found overlooking the surrounding green space, offering an enclosed frontage with an iron gate opening, leading up a pathway to the main entrance.

## THE GRAND TOUR

Stepping inside, the welcoming entrance hall offers integrated storage for outdoor wear including coats and shoes. Opening to the brand new fully fitted kitchen, offering a range of wall and base storage cupboards and a full suite of integrated appliances including a fridge, freezer, dishwasher, oven, four burner gas hob and extractor above. Further plumbing is available for white goods in the hallway and further storage from a pantry cupboard to one side. Wood effect laminate flooring runs underfoot continuing to the dining room. Stairs rise to the first floor whilst storage can be found beneath. The room allows plenty of space for a formal dining table with an open walkway leading to the light and bright sitting room. Fully repainted with French doors leading out flooding the space with natural light. The room is centred around a feature fireplace and allows for a range of soft furnishing layouts.

Ascending the stairs to the first floor landing, doors open to three bedrooms. All three bedrooms, the hallway and stairs have been newly carpeted. The spacious main bedroom enjoys a front facing aspect with generous integrated wardrobes and space for a large double bed. Across the hall, two further bedrooms both include carpeted flooring, uPVC double glazed windows and radiators. Completing the accommodation, the newly fitted three piece family room includes a shower over the bath with a glass splashback.

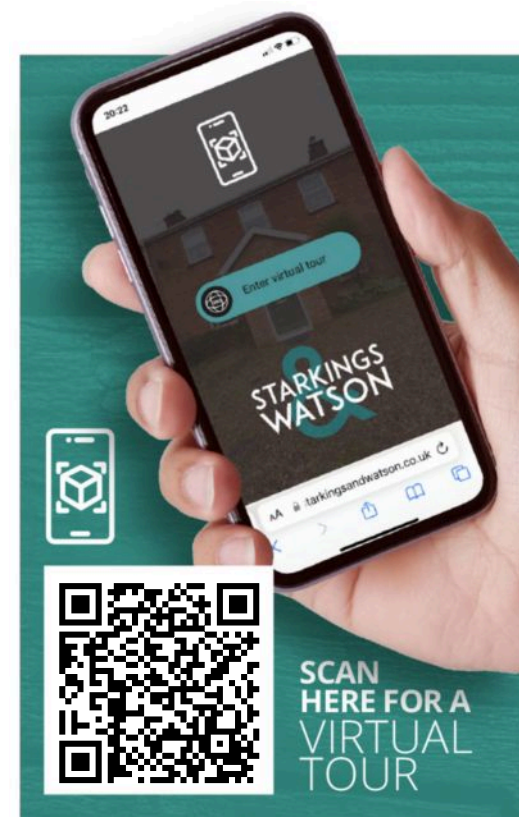
## FIND US

Postcode : NR5 0AQ

What3Words : ///such.poet.scary

## VIRTUAL TOUR

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







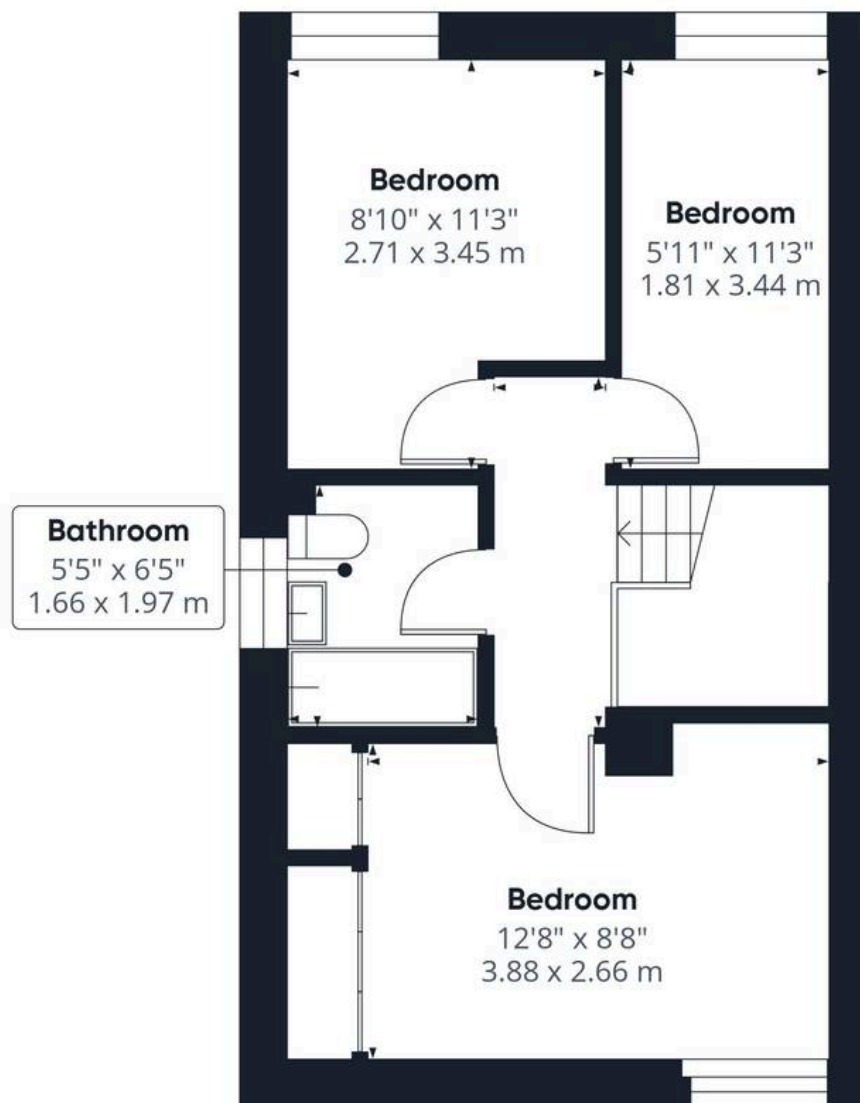
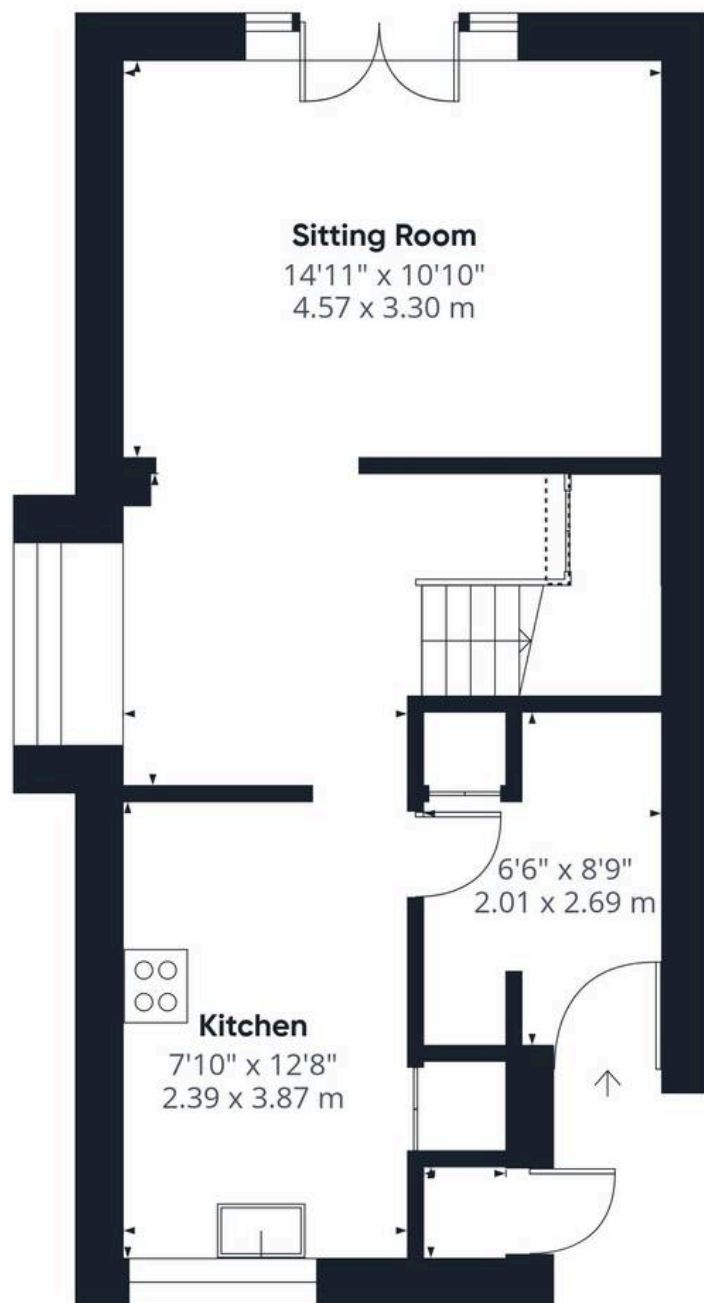


## THE GREAT OUTDOORS

French doors lead out from the property to the private and rear garden, enclosed with timber panel fencing. The garden is laid to a flagstone patio for a low maintenance with borders allowing for plantings and a small raised flower bed enclosed with wooden sleepers at the end of the garden. A wooden latch and brace gate provides access out.







**Approximate total area<sup>(1)</sup>**

793 ft<sup>2</sup>

73.9 m<sup>2</sup>

**Reduced headroom**

2 ft<sup>2</sup>

0.2 m<sup>2</sup>

(1) Excluding balconies and terraces

Reduced headroom

..... Below 5 ft/1.5 m

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

**GIRAFFE360**





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