

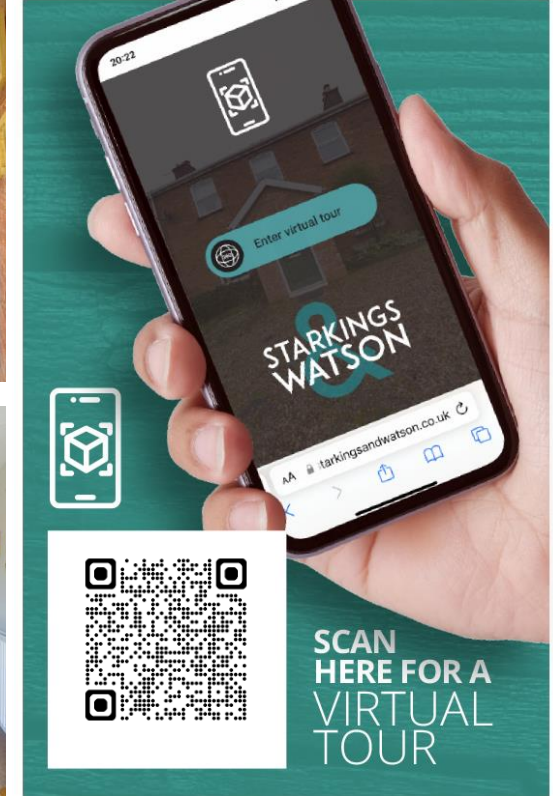
SUNNY GROVE

Costessey, Norwich NR5 0EJ

Freehold | Energy Efficiency Rating : C

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

FOR SALE
PROPERTY



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- Detached Bungalow in Cul-De-Sac Setting
- Deceptive & Extended Layout
- Dual Aspect Sitting Room with Feature Fire
- Kitchen & Separate Dining Room
- Three Double Bedrooms & Study
- En Suite & Family Bathroom
- Double Garage & Walled Frontage
- Main Rear Garden & Secluded Courtyard

IN SUMMARY

Over 1400 Sq. ft (stms) of accommodation is TUCKED AWAY within this DETACHED BUNGALOW. Set back from the road with a WALLED FRONTAGE, driveway and DOUBLE GARAGE, this unassuming home offers MORE THAN you might think. With an ENVIABLE LAYOUT which separates the LIVING and BEDROOM accommodation, the GARDENS wrap around the bungalow, ensuring the VERY BEST of the DAYS SUN can be ENJOYED. From the porch and hall entrance, a W.C leads off, along with the 12' DINING ROOM which forms the centre of the living space, with the 17' SITTING ROOM and 12' KITCHEN leading off - supported by a USEFUL UTILITY ROOM. The rear hall, leads to a STUDY and THREE BEDROOMS, including the main bedroom with EN SUITE, served by the FAMILY BATHROOM which is large enough to include a BATH and DOUBLE SHOWER cubicle. The REAR GARDENS are a great size, laid to lawn, wrapping around to the side courtyard, and DOUBLE GARAGE.

SETTING THE SCENE

Behind a brick pillared entrance, a shingled driveway opens up, with off road parking and turning space, whilst leading to the main property and detached double garage. A lawned front garden with mature planting can be found including a low level brick wall enclosing the front boundary. Mature hedging leads down both sides of the driveway where a hard

standing footpath leads to the main entrance door.

THE GRAND TOUR

As you head inside, the porch entrance is finished with fitted carpet and a door leading to the main entrance hall. Directly opposite, a useful cloakroom can be found with a two piece suite and tiled walls - with ample space for coats and shoes or potential for a shower room conversion. The hall entrance is carpeted and leads through the bungalow to the kitchen, with access leading to the outside space and main living area. The dining room forms a central part of the living accommodation complete with fitted carpet underfoot and full width sliding patio doors which lead onto the side courtyard garden - only part of the outside space which is on offer. The kitchen is open plan to one side, whilst the main sitting room leads off, centred on a feature fireplace with an inset gas burner, uPVC double glazed window to front and further sliding patio doors onto the side garden. The kitchen is perfectly situated next to the dining area and is formed in a galley style with a range of wall and base level units and inset cooking appliances including an electric ceramic hob and built-in eye level electric double oven. Heading back into the hallway, the utility room sits adjacent to the kitchen, finding space for general laundry appliances including a washing machine and tumble dryer, with further built-in storage cupboards, wall mounted gas fired central heating boiler and window to side. From the kitchen, a rear hallway leads off with the loft access hatch sitting above and doors leading to the three bedrooms, study and family bathroom. Immediately to your right is the second bedroom with an extensive range of built-in bedroom furniture, window onto the courtyard garden area and fitted carpet underfoot. Sitting opposite is the main family bathroom with a four piece suite including a double shower cubicle with a thermostatically controlled rainfall shower, bath set within a tiled surround, and heated towel rail. The main bedroom sits to the rear of the bungalow with views through a fully



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glazed rear door and windows onto the main garden, leading to the useful fully tiled en-suite bathroom complete with a shower over the bath. The third bedroom is a comfortable double in size whilst the study sits to the rear.

THE GREAT OUTDOORS

Heading outside the garden is formed in three clear sections starting with the main rear lawned expanse, enclosed with mature hedging and timber panel fencing. The garden offers an array of planting, with the patio seating area sitting directly opposite a timber built summer house. A useful timber built shed offers storage, whilst the main courtyard garden to the side of the bungalow offers a pleasant seating area to enjoy the south sun with a further lawn area, patio and ample space for potted plants. Gated access leads to the front driveway along with access to the garage where an outside water supply can be found. To the side, leading from the utility side of the bungalow, a further storage area can be found which would be an ideal working garden, creating vegetable plots if required. The garage itself offers an electric roller door to front window and door to side power and lighting.

OUT & ABOUT

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.

FIND US

Postcode : NR5 0EJ

What3Words : ///dozed.ends.paints

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

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^m
1402.86 ft²
130.33 m²

