



2a Oval Road, Norwich

£290,000 Freehold

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Location

New Costessey is a highly desirable area located just a short drive northwest of Norwich city centre. Known for its friendly community and family-focused environment, the area offers a strong mix of everyday amenities and services.

Within walking distance, you'll find a local bakery, hair salon, convenience store, and the popular Kind Coffee – a favourite spot for locals to grab a drink and relax. There are also well-regarded schools and green spaces nearby, perfect for families and those who enjoy spending time outdoors.

Longwater Retail Park is just a few minutes away and features larger stores like Sainsbury's, M&S, and Boots, along with a variety of food outlets and services. With excellent bus links and easy access to the A47, New Costessey is a well-connected and practical place to call home.

Oval Road

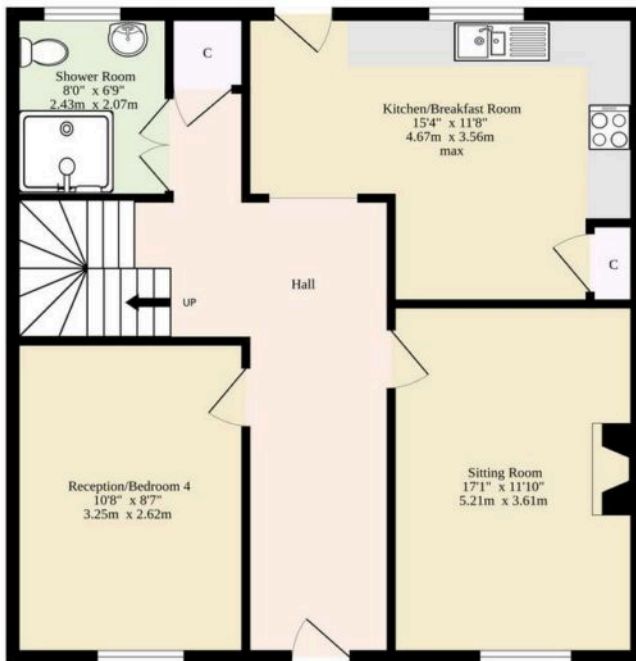
Stepping inside, you're welcomed into a welcoming entrance hall with stairs leading to the first floor and doors opening to all main rooms. The front of the house features a light-filled lounge with a lovely fireplace, as well as another versatile reception space that could serve as a fourth bedroom or additional sitting area.

The ground floor also benefits from a modern shower room complete with a walk-in shower, non-slip flooring, and a heated towel rail for comfort. The kitchen/breakfast room is well-designed, with fitted units, worktops, and appliances, along with a door and window leading to the rear garden.

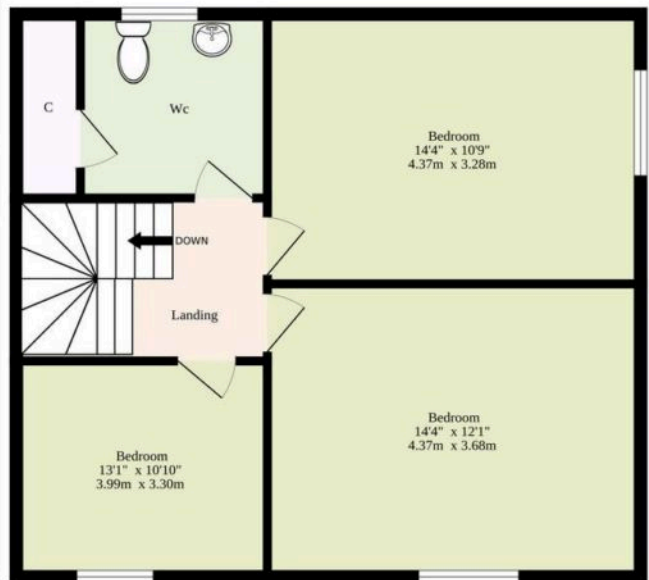
Upstairs, you'll find three good-sized bedrooms, all with double-glazed windows and radiators, plus a conveniently



Ground Floor
602 sq.ft. (55.9 sq.m.) approx.



1st Floor
518 sq.ft. (48.1 sq.m.) approx.



TOTAL FLOOR AREA : 1120 sq.ft. (104.1 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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