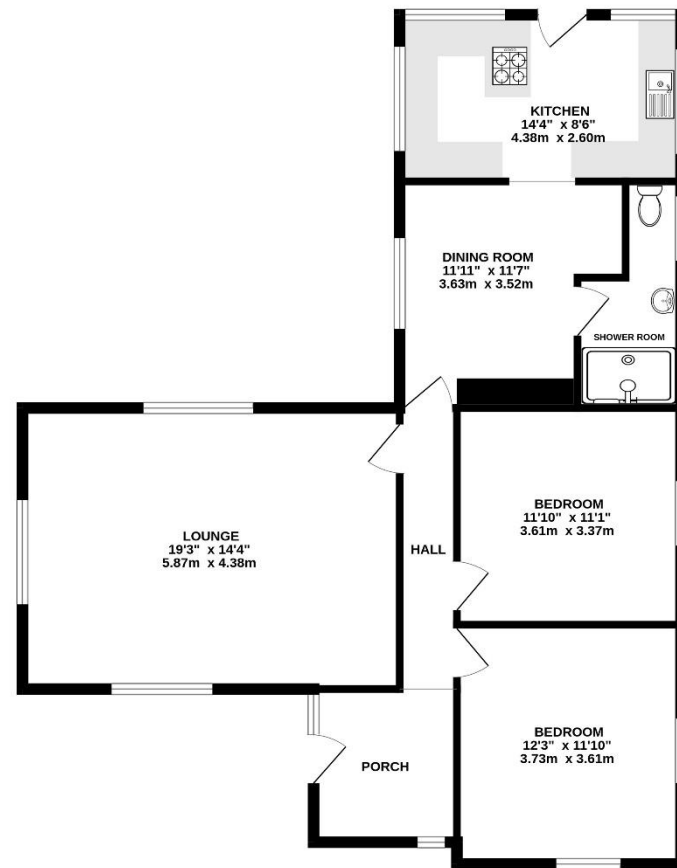


GROUND FLOOR
923 sq.ft. (85.8 sq.m.) approx.



TOTAL FLOOR AREA : 923 sq.ft. (85.8 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 misstatement. 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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ICONIC
ESTATE AGENTS

Highlow Road, New Costessey
OIEO £325,000 Freehold



Viewings strictly by appointment with: 297 Fakenham Road, Norwich, NR8 6LE

Taverham **01603 261104**
Norwich **01603 740044**

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We bring to prospective purchasers attention that we, as estate agents for the property, have not tested any appliances and purchasers should make their own enquiries of the relevant Authorities regarding the connection and viability of all services. These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy.

- Extended & Improved Detached Bungalow
- Two Generous Double Bedrooms
- Spacious 19ft Triple Aspect Lounge
- Dining Room
- Recently Re-Fitted Shower Room
- Enviably Elevated Position
- Detached Garage
- Generous Gardens Surrounding The Property
- Offered With No Onward Chain
- EPC Rating Tbc / Council Tax Band C

Description

Iconic estate agents are delighted to offer for sale this deceptively spacious extended and improved detached bungalow in a sought after cul-de-sac position in Costessey.

The detached bungalow offers generous accommodation throughout which comprises; light and airy 19ft lounge which boasts triple aspect windows offering great views of the gardens, two good sized double bedrooms, a recently re-fitted three piece shower room, dining room and a kitchen to the front which boasts a range of wall and base units with work surface over and an integrated oven and hob along with space for a free standing fridge freezer, washing machine and tumble dryer. The internal accommodation is completed by the rear porch and generous hall way.

Outside

Outside the property is situated on a generous mature plot with gardens that surround the property, there is also a summer house to the rear and a 20ft detached garage to the front.

The property boasts an elevated position and offers far reaching views over the Wensum valley. With a range of local amenities being within easy access, which includes schools, shops and a regular bus route

Location

Costessey is a popular residential village located 4 miles west of Norwich City Centre and is situated in the valley of the River Wensum. Both New and Old Costessey have excellent amenities including 4 pubs, doctors' surgeries, veterinary surgery and dentist. There are 5 schools catering for children of all ages, a variety of shops and a popular retail park. The Royal Norfolk Showground is situated within **Costessey**, hosting the annual two-day Royal Norfolk Show. During the year it also plays host to numerous events, such as antiques fairs, farmers' markets, craft shows and circus.

Viewing Arrangements

Viewing is strictly through Iconic Estate Agents on 01603 261104

Services

Mains Drainage, Water, Gas, Electricity are all connected.

Local Authority

South Norfolk Council, The Horizon Centre,
Peachman Way, Broadland Business Park, Norwich,
NR7 0WR
Council Tax C

Tenure

Freehold

Directions

Leave Norwich on the Dereham Road heading towards Costessey. Turn into Gurney Road and take the third turning left onto Grove Avenue. Turn right into Highlow Road where the property can be found on the right hand side.

