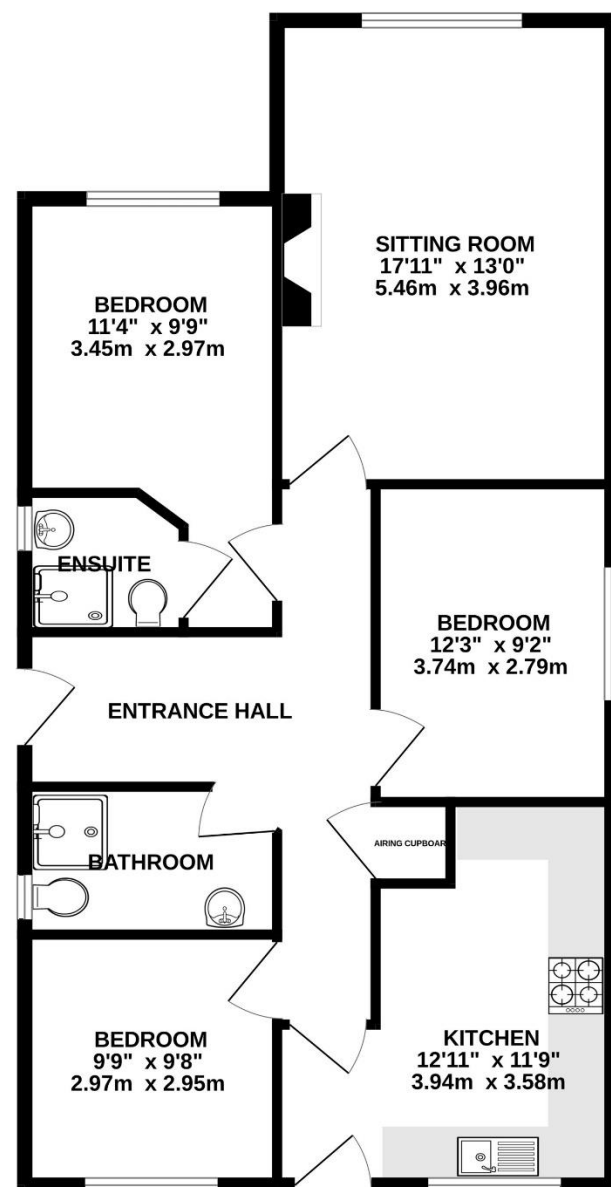


# GROUND FLOOR



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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**ICONIC**  
ESTATE AGENTS

Gurney Road, New Costessey  
£325,000 Freehold



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

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

**rightmove**

**zoopla**

**onTheMarket**.com



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.

- Modern Linked Detached Bungalow
- Three Generous Bedrooms
- En-Suite To Master Bedrooms
- Good Size Kitchen
- Lounge With Feature Fireplace
- Wet Room / Shower Room
- Private Rear Garden
- Brickweave Driveway & Ample Parking
- Offered With No Onward Chain
- EPC Rating Tbc / Council Tax Band D



## Description

Iconic are delighted to market this three bedroom link-detached bungalow located in Costessey.

Offered with no onward chain, this fantastic bungalow is offered in good condition throughout and early viewing is essential.

The accommodation comprises; entrance hallway with storage cupboard and doors which lead to all principal rooms. To the front aspect there is a spacious sitting room with feature fireplace and ample room for a dining table if needed. The kitchen is located to the rear and is fitted with a range wall and base units with roll top work surfaces, there is also ample space for appliances and a door which leads to the garden at the rear. The master bedroom is well proportioned and benefits from an en-suite shower room. There are all two further well proportioned double bedrooms. Furthermore, there is a shower/wet room with low level WC and a hand wash basin.

## Outside

Outside to the front aspect there is a brick weave driveway which provides ample off road parking and leads to the single garage. There is also a garden which is laid with artificial turf and enclosed by a brick wall.

Outside to the rear aspect there is a private garden which is low maintenance and mainly paved.

## 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 and Broadband are all connected.

## Local Authority

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

## Tenure

Freehold

## Directions

Leave Norwich via the Dereham Road heading towards Costessey. Turn right into Gurney Road and continue along where the property can be found indicated by our For Sale Board.

