



Nursery Lane, Costessey - NR8 5BU



Nursery Lane

Costessey, Norwich

NO CHAIN. With rolling field views found at the end of this much sought after close, this DETACHED BUNGALOW offers a wealth of potential and space with all amenities and public transport within walking distance. In total, there is over 1380 Sq. Ft (stms) of internal accommodation including the garage, ideal for a potential conversion if desired (stp). The main living space has a great free-flowing design with the centrepiece being an impressive 18' SITTING ROOM backing on to the SEPARATE DINING ROOM which in turn, backs onto the PRIVATE REAR GARDEN. To the side, the kitchen emerges with INTEGRATED APPLIANCES and an open floor space leading towards a GARDEN ROOM EXTENSION with UTILITY ROOM and access to the INTEGRAL GARAGE. In total, THREE DOUBLE BEDROOMS can be found, all sharing a modernised WALK-IN SHOWER ROOM while the main bedrooms boasts BUILT-IN WARDROBES and an EN-SUITE BATHROOM.

Council Tax band: E

Tenure: Freehold

EPC Energy Efficiency Rating: TBC



- No Chain
- Detached Bungalow
- Over 1380 Sq. Ft Of Accommodation (stms)
- Impressive 18' Sitting Room Flowing Into Separate Dining Room
- Kitchen With Integrated Appliances, Utility Room & Garden Room
- Three Double Bedrooms
- En-Suite Bathroom & Walk-In Shower Room
- Well Maintained Private Rear Garden & Integral Garage with Driveway
- Situated On A Sought After Close

Located on the fringes and outskirts of Old Costessey, only a short drive from the amenities available in New Costessey, Norwich and the Longwater Retail park - but it feels like you are miles from civilization! A true escape to the country, with a tree-lined approach and greenery as far as the eye can see. There is excellent access to the A47 for commuters, schooling, a doctors surgery nearby.

SETTING THE SCENE

The property is situated on the right hand side of this much sought after close where a well presented low maintenance frontage comprises shingle footings for off road parking and colourful planting beds adding vibrancy to the front of the home with an extended porch entrance.



THE GRAND TOUR

Once inside, the central hallway grants access to all living spaces and bedrooms within the home. Initially the main living area comes towards the left hand side of the property, an 18' sitting room opens up with large uPVC double glazed windows to the front allowing natural light to fill the room where the large carpeted floor space leaves more than enough space for a potential choice of lay out of soft furnishings. Through a set of glass panelled wooden French doors the separate dining room can be housed with access also coming from the central hallway. This space could potentially be opened into either the sitting room or kitchen if a more open plan feel is required. The kitchen sits just off to the side of the space - an updated living area where an array of wall and base mounted storage units can be found to include integrated appliances with dual eye level ovens, four ring gas burner hob with extraction above and dishwasher just off to the side. A handy utility room features the same hardwearing wood flooring as the kitchen with plumbing for a washing machine, inset sink, large storage cupboard and access to both the garden and internal space to the garage. To the rear of the kitchen an extension has been added in the form of a bespoke garden room adding a further reception area to this already generously sized home.

The right hand side of the property is home to all three of the bedrooms with the two larger coming at the very end of the hallway. The main bedroom sits towards the rear of the home, again enjoying views into the well maintained rear gardens. The space benefits from near wall to wall built in wardrobes with an en-suite bathroom complete with a predominantly tiled surround and heated towel rail. The second of the bedrooms sits towards the front of the home, again a well proportioned double room featuring near wall to wall built in wardrobes, wall mounted radiator and double glazed windows.

The smaller of the bedrooms currently functions as a larger single or smaller double bedroom however could easily house both setups with additional soft furnishings and storage solutions whilst also benefiting from a set of double built in wardrobes. Sat directly opposite this bedroom is an updated shower room complete with vanity storage and predominantly tiled surround, the space features a walk in shower unit with tiled flooring.

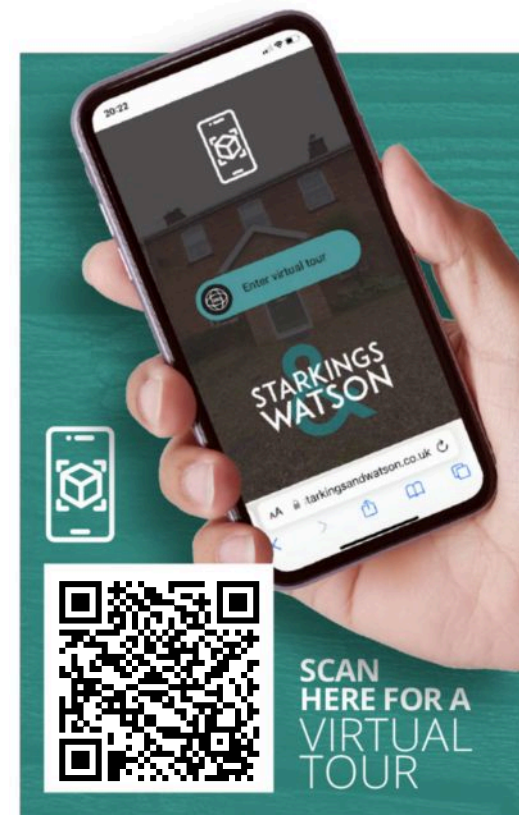
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VIRTUAL TOUR

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



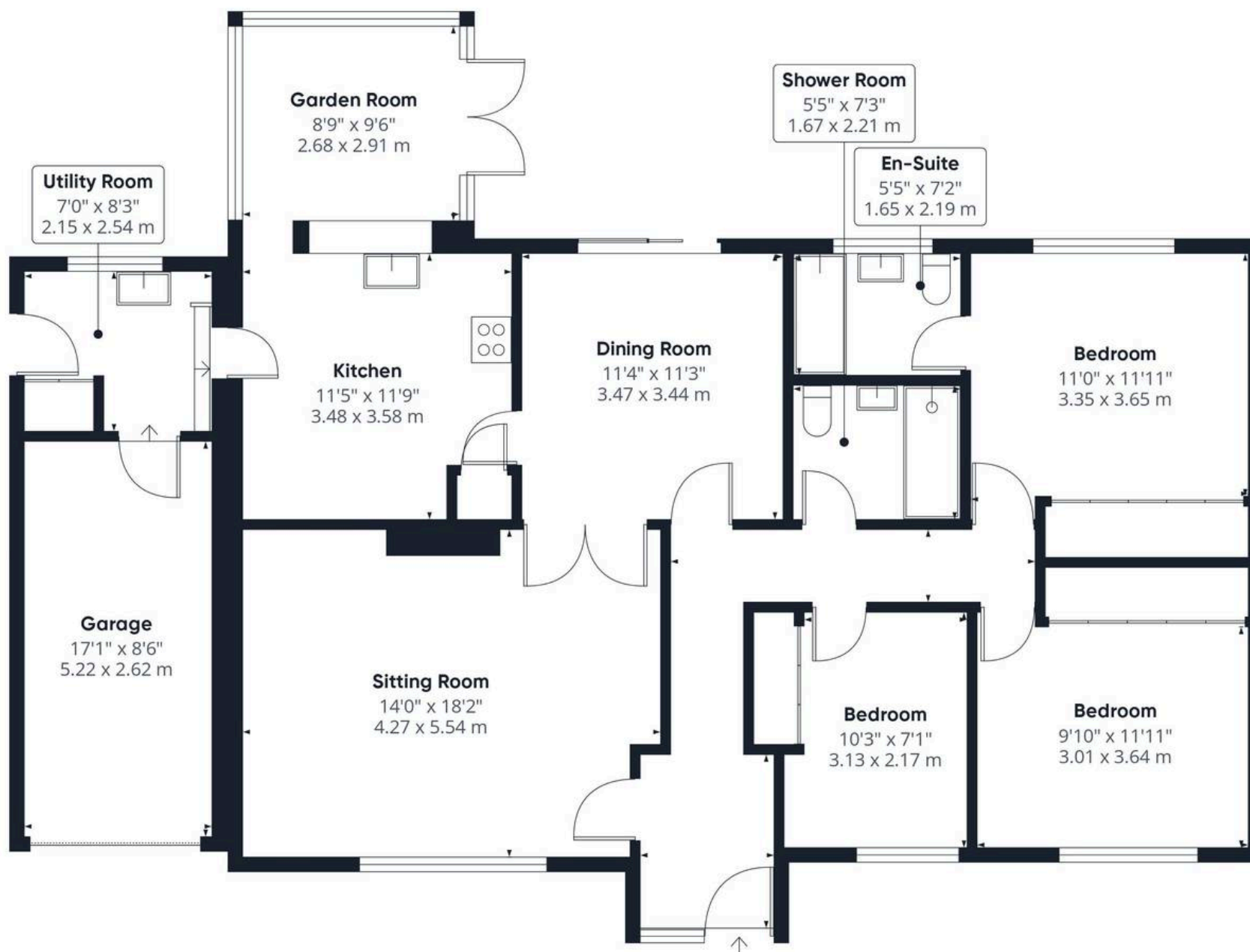




THE GREAT OUTDOORS

The rear garden is presented in an attractive yet low maintenance state where a set of timber panel fencing runs around the exterior, fully enclosing the space. Colourful and well planted beds are raised towards the rear of the garden creating a colourful backdrop for the low maintenance artificial lawn with raised patio seating area featured in bespoke timber pergola above offering the perfect spot to sit and enjoy the summer sunshine.





Approximate total area⁽¹⁾

1384 ft²

128.6 m²

(1) Excluding balconies and terraces

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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