



Grove Avenue, New Costessey - NR5 0JD

**STARKINGS
& WATSON**

HYBRID ESTATE AGENTS



Grove Avenue

New Costessey, Norwich

NO CHAIN! Situated on a SUBSTANTIAL PLOT, this DETACHED BUNGALOW offers IN EXCESS OF 1,340 SQ. FT (stms) of accommodation, presenting an EXCITING OPPORTUNITY for those seeking an IDEAL RENOVATION PROJECT with further scope to EXTEND or REMODEL (stp). The property welcomes you with a spacious HALLWAY ENTRANCE, an ideal meet and greet space that leads into a generous 22' OPEN SITTING/ DINING ROOM, perfect for both relaxing and entertaining guests. The 16' KITCHEN provides ample space for culinary creativity and flows seamlessly into a separate UTILITY ROOM. The ground floor boasts TWO DOUBLE BEDROOMS, each offering comfortable accommodation and flexible use, complemented by a split FAMILY BATHROOM for added convenience. Upstairs, a further DOUBLE BEDROOM and a versatile LOFT ROOM offers potential to convert into additional living space (stp) providing plenty of options for growing families or home office needs. The large PRIVATE and FULLY ENCLOSED rear GARDEN offers endless potential with a MATURE feel. To the front, the well sized frontage offers plentiful DRIVEWAY PARKING leading to the GARAGE.



Council Tax band: D

Tenure: Freehold

- No Chain!
- Detached Bungalow
- Ideal Renovation Project
- In Excess Of 1,340 Sq. Ft (stms) Of Accommodation
- 22' Open Sitting/ Dining Room
- 16' Kitchen & Separate Utility Room
- Three Bedrooms
- Substantial Plot With Mature Private Gardens

Nearby you will find 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.



SETTING THE SCENE

Set back from the road, the property features a substantial frontage predominantly laid to lawn, fronted by a low level brick wall. This opens onto a driveway providing ample off-road parking and leading up to the garage, which is accessed via an up-and-over door. The main entrance is conveniently located at the front of the home, sheltered under an open porch.

THE GRAND TOUR

Stepping inside, the spacious hallway entrance offers an ideal meet and greet space, with stairs rising to the first floor and doors opening to all ground floor accommodation. To the front of the home, two substantial double bedrooms can be found, one of which features a front facing bay window that provides ample natural light. The second double bedroom is conveniently positioned adjacent to the split family bathroom, which offers a bath and washbasin to one side and a separate W.C on the other, a setup ideal for busy families, though it could easily be remodelled into one larger room if desired. The hallway also includes excellent integrated storage for coats and shoes, while a door at the end leads directly into the kitchen. Featuring hard flooring underfoot, the kitchen includes a range of wall and base units with space for freestanding appliances, benefiting from a bright dual aspect with uPVC double glazed windows and two integrated storage cupboards. An internal door from the kitchen leads through to a versatile utility room that enjoys peaceful views over the garden. Across the hallway, you are welcomed into the true heart of the home, the impressive 22' open plan sitting and dining room. The sitting area is centred around a feature fireplace and allows for a variety of soft furnishing layouts, before flowing into the dining space which comfortably accommodates a formal table. From here, French doors provide a seamless transition directly out to the garden patio.

Ascending the stairs to the first floor landing, a door opens to a further double bedroom, offering ample space for furniture and benefiting from easily accessible eaves storage. A further door provides access to the remainder of the loft space, which presents an ideal storage solution or the exciting potential to be converted into further living accommodation.

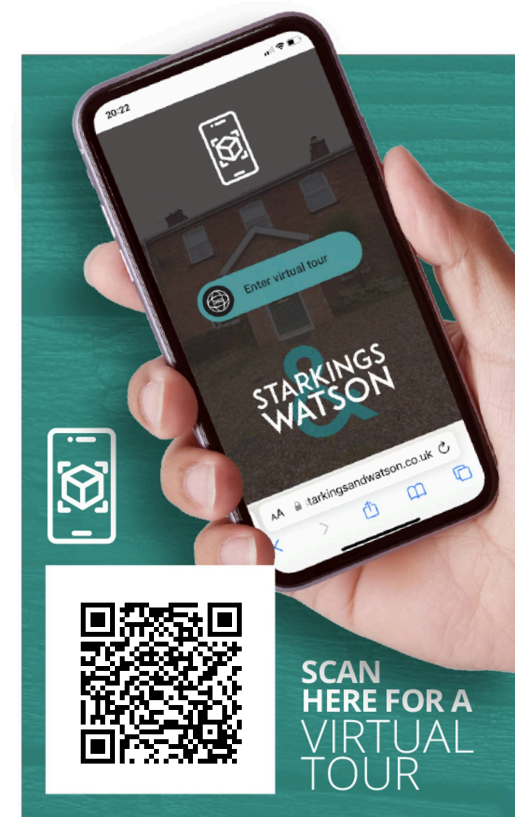
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VIRTUAL TOUR

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

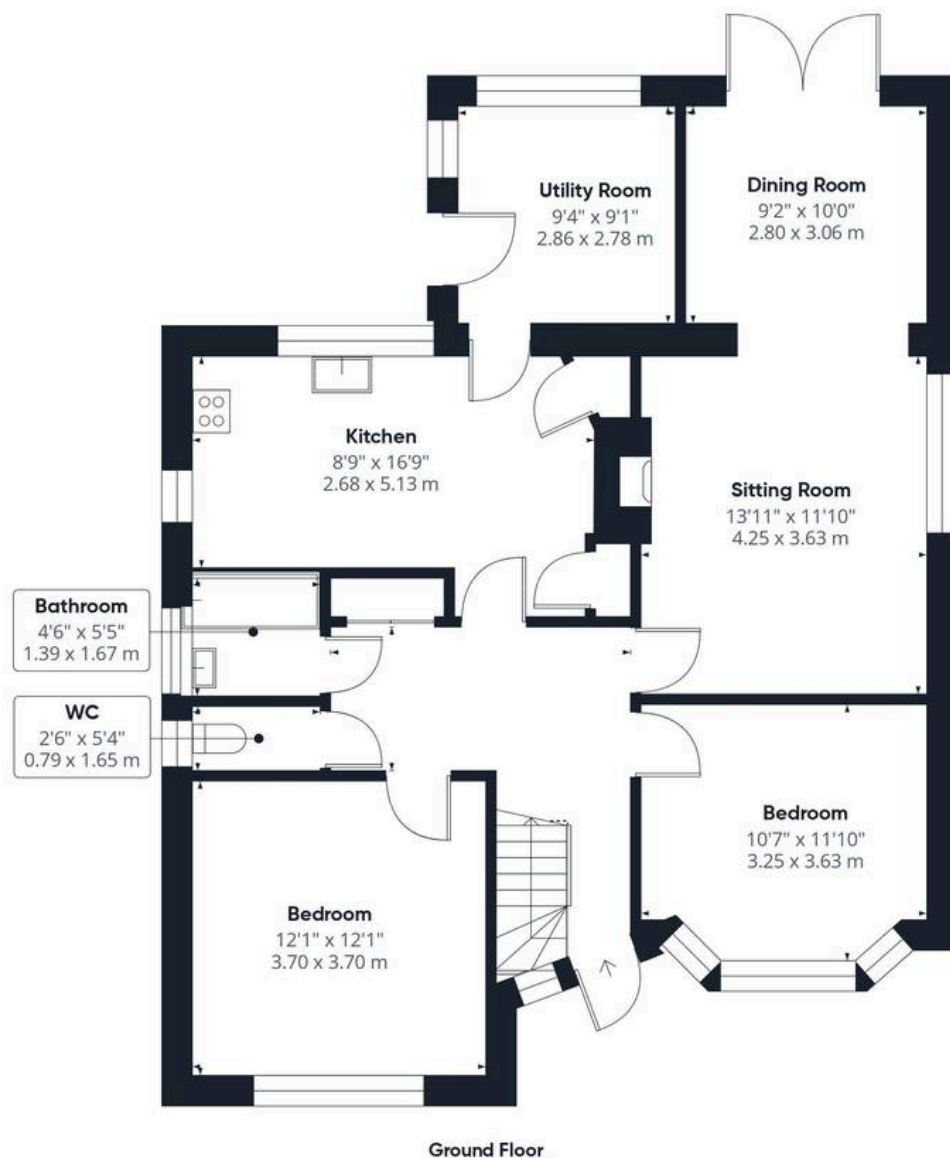




THE GREAT OUTDOORS

Stepping outside, the private and fully enclosed rear garden opens onto a flagstone patio, with a further patio area neatly tucked away to the side. Convenient pedestrian access leads directly into the garage, while the remainder of the garden features a large, laid lawn. This outdoor space is beautifully bordered by a range of mature shrubs and trees that lead down to the foot of the garden, where two timber outbuildings can be found.





Approximate total area⁽¹⁾

1343 ft²
124.7 m²

Reduced headroom

164 ft²
15.3 m²

(1) Excluding balconies and terraces

Reduced headroom

----- Below 5 ft/1.5 m

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE 360





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