



42 | Gunton Lane | New Costessey | NR5 0AE

£210,000

 **BUTTERFLY** 
SALES, LETTINGS & PROPERTY MANAGEMENT

The Features

- Two double bedroom semi detached bungalow
- Offered with no onward chain
- Over 950 sq ft of internal accommodation
- Excellent opportunity for renovation or modernisation
- Generous 18'11 kitchen/diner overlooking the rear garden
- Front aspect lounge plus separate dining room
- Gas central heating
- Large shingled front garden with driveway to the side
- Enclosed rear garden offering a blank canvas for improvement
- Popular edge of estate location

About the Property

A fantastic opportunity to acquire a spacious two double bedroom semi detached bungalow, offered with no onward chain and ideal for those looking to take on a renovation project. Extending to over 950 sq ft, the property offers a generous and well proportioned layout, including an entrance hall, two double bedrooms, a spacious dining room, bathroom, lean-to, and a large 18'11 kitchen/diner overlooking the garden.

Requiring modernisation throughout, this home provides excellent scope to improve, reconfigure, and add value, making it perfect for investors or buyers looking to create a home tailored to their needs.





The Outside

To the front, the property is enclosed by a low level brick wall with a double metal gate, offering good frontage. The garden is laid to gravel with steps leading up to the entrance, while a driveway runs along the side of the property providing off-road parking.

To the side, there is a covered area, offering useful sheltered storage or parking potential.

The rear garden is fully enclosed and offers a blank canvas for landscaping or improvement, with the added benefit of a garden shed.

Location Overview

Situated in the popular area of New Costessey, this property enjoys a convenient position close to a range of local amenities and green spaces. Gunton Lane Recreational Park and Red Bridge Park are both within easy reach, offering open spaces, play areas, and access to scenic river walks along the nearby River Wensum.

The area is well served by local shops, schools, and regular transport links into Norwich city centre, making it a practical choice for a range of buyers. With a blend of everyday convenience and access to outdoor space, this location is ideal for those looking to enjoy both town and country surroundings.

Directions

The property is located on Gunton Lane. If approaching from Olive Road, turn left onto Gunton Lane, where the property will be found as the first bungalow on the left-hand side.

What3Words: ///tidy.limes.sweep

AGENTS NOTE

We have been informed by the owner that residents are responsible for the portion of Gunton Lane directly outside their property. We advise that buyers seek legal clarification on this point prior to purchase.

The property is positioned next to an electric substation.

Anti-Money Laundering (AML) Checks

In line with Anti-Money Laundering regulations, we are required to carry out identification and verification checks on all purchasers once an offer has been accepted. To complete these checks, we use a secure electronic verification system via Hipla. A non-refundable fee of £25 + VAT (£30 including VAT) per purchaser will be payable to cover the cost of these checks. This fee is required prior to the issue of the Memorandum of Sale, and all purchasers must complete the verification process to enable the transaction to proceed.

Further Information

Letting Services -

We provide a professional, ARLA-accredited lettings and management service. Whether you're considering renting out your property to purchase another, exploring buy-to-let opportunities, or would simply like a free, no-obligation review of your current portfolio, our team will be happy to help. Please contact the office to discuss your options further.

Referral Fees-

Butterfly Homes may receive a referral fee or commission from recommended solicitors, mortgage advisers, or other third-party service providers. You are under no obligation to use any recommended provider, and details of any such arrangements are available upon request

GDPR – Personal Information

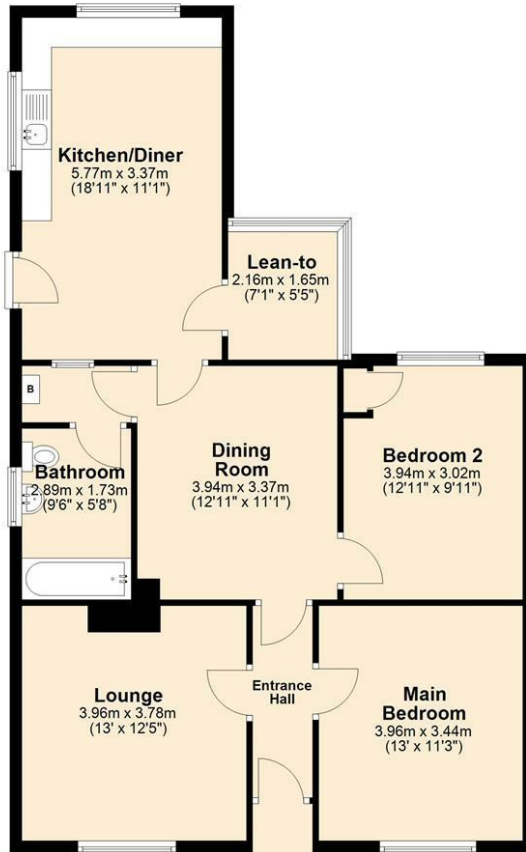
To arrange a property viewing, we are required to collect certain personal information in order to provide a professional service to you and our client, the seller. This information will be shared with the seller but will not be passed to any third party without your consent.

Should you decide to make an offer on a property, some of the personal information you provide will again be shared with the seller. It will not be disclosed to any other third party without your permission.

Further details on how we store and process your data are available on request or via our website.

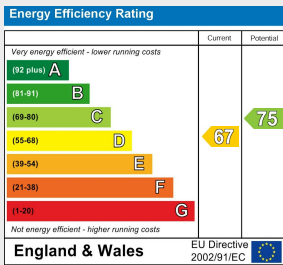


Ground Floor
Approx. 90.8 sq. metres (977.2 sq. feet)



Total area: approx. 90.8 sq. metres (977.2 sq. feet)

Every effort has been made to ensure the accuracy of the floorplan provided. However, measurements of doors, windows, rooms, and other items are approximate, and no responsibility is accepted for any errors, omissions, or inaccuracies. This floorplan is for illustrative purposes only and should be used as such by prospective tenants. The services, systems, and appliances depicted have not been tested, and no guarantee is made regarding their functionality or efficiency.
Plan produced using PlanUp.



Tenure: Freehold
Council Tax Band: C
Local Authority: South Norfolk



You can also scan the QR code to view the property online. This will take you directly to our website, where you'll find additional photos, detailed floorplan, and all the key information in line with Parts A, B, and C of the Material Information guidance for property listings. You'll also be able to browse our other available properties there.



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We are Butterfly Lettings LTD trading as Butterfly Homes with registered number 15893663 and address C/O Shaw & Co 3 Colegate Norwich Norfolk NR3 1BN