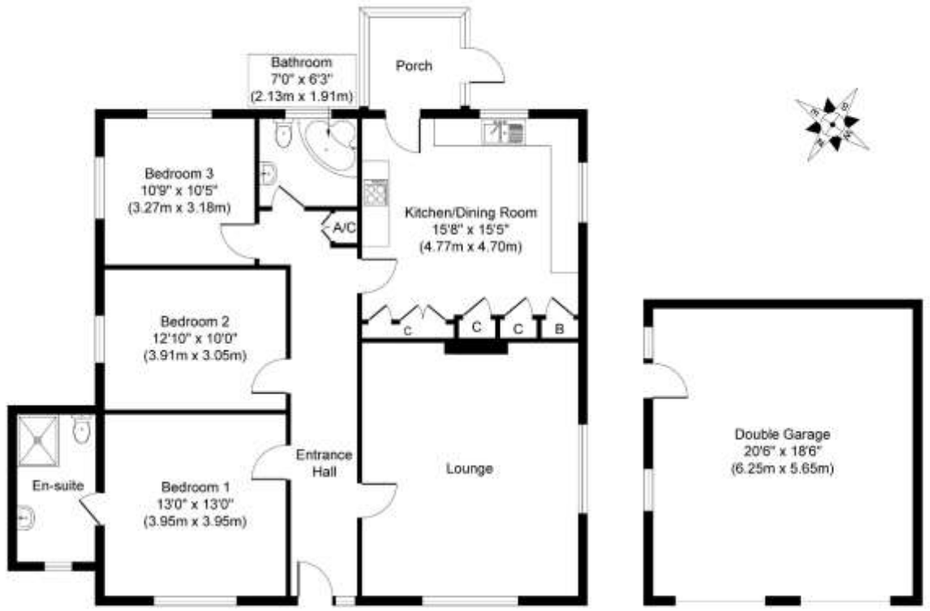


Approximate Floor Area
1264 sq. ft
(117.39 sq. m)

Garage
Approximate Floor Area
380 sq. ft
(35.31 sq. m)

While every attempt has been made to ensure the accuracy of the floor plan 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 The measurements should not be relied upon for valuation, transactive and/or funding purposes This plan is for illustrative purposes only and should be used as such by any prospective purchaser or tenant. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given





ICONIC
ESTATE AGENTS

Grove Avenue, New Costessey
OIEO £325,000 Freehold



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

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

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.

- Detached Bungalow
- Three Bedrooms
- Spacious Sitting Room With Feature Fireplace
- Double Garage And Ample Driveway Parking
- Private Garden With Paved Seating Area
- Far-Reaching Views To The Front
- Generous Kitchen/Dining Room
- Master Bedroom With En-Suite Shower Room
- Offered With No Onward Chain
- EPC Rating D / Council Tax Band D

ICONIC

Grove Avenue
New Costessey, Norwich, NR5 OHZ

Description

A delightful three-bedroom detached bungalow, occupying an elevated and set-back position in the popular area of New Costessey. Offered with no onward chain, this well-proportioned home benefits from far-reaching views to the front, a generous driveway, double garage and attractive gardens. With spacious accommodation and excellent potential, early viewing is highly recommended.

The property is approached via an entrance hallway, which provides access to all principal rooms and benefits from a useful airing cupboard. The sitting room is a well-proportioned and welcoming space, featuring a fireplace and dual-aspect windows, allowing plenty of natural light into the room. The kitchen is generously sized and fitted with a range of wall and base units, complemented by roll-top work surfaces. Integrated appliances include a fridge, dishwasher and electric oven, with a separate gas hob and extractor above. There is also space for a washing machine, ample storage cupboards and a door leading through to the rear conservatory.

The conservatory features a polycarbonate roof and provides access to the side garden via a side door.
The master bedroom is a spacious double bedroom with fitted wardrobes, a front-facing window and a door leading to a modern en-suite shower room, fitted with a three-piece suite. Bedroom two is also a comfortable double bedroom, while bedroom three offers a generous single bedroom, making it ideal for use as a child's room, study or occasional guest bedroom.

The main bathroom is fitted with a three-piece suite comprising a corner bath with shower over, low-level WC and wash hand basin.

Outside

Outside, the property is approached via a long brickweave driveway, providing ample parking for multiple vehicles and leading to a double garage. The garage benefits from two up-and-over doors, power and lighting.

Set back from the road and positioned slightly elevated, the property enjoys a good degree of privacy. To the rear is a small garden, which opens into a generous side garden, predominantly laid to lawn and featuring raised beds and a paved seating area, providing an attractive space for outdoor relaxation and entertaining.

Location

New Costessey is a popular and well-established residential area situated approximately four miles west of Norwich city centre, offering an excellent balance of convenient suburban living and access to the surrounding countryside. The area benefits from a range of local amenities, including shops, schools, medical facilities and recreational spaces, while Longwater Retail Park provides an extensive selection of shopping and leisure facilities close by.

The nearby Marriott's Way and surrounding green spaces also provide fantastic opportunities for walking and cycling.

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 District Council, Horizon Business Centre, Peachman Way, Norwich, NR7 0WF
Council Tax D











