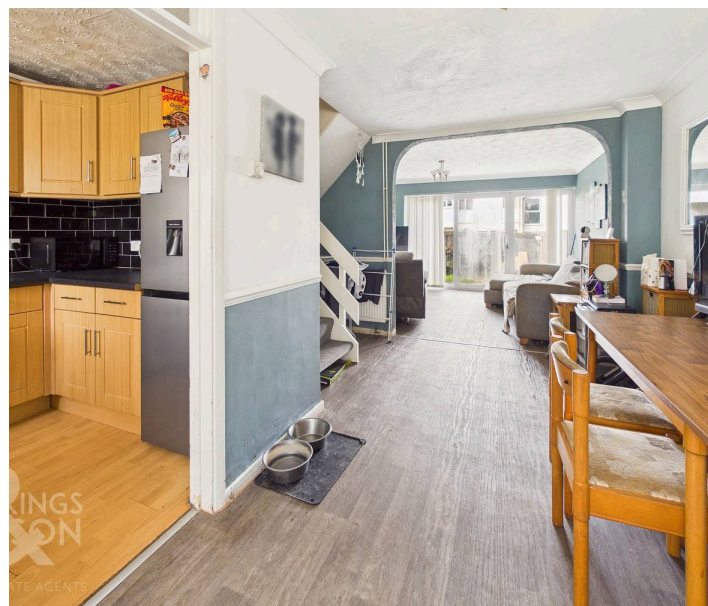
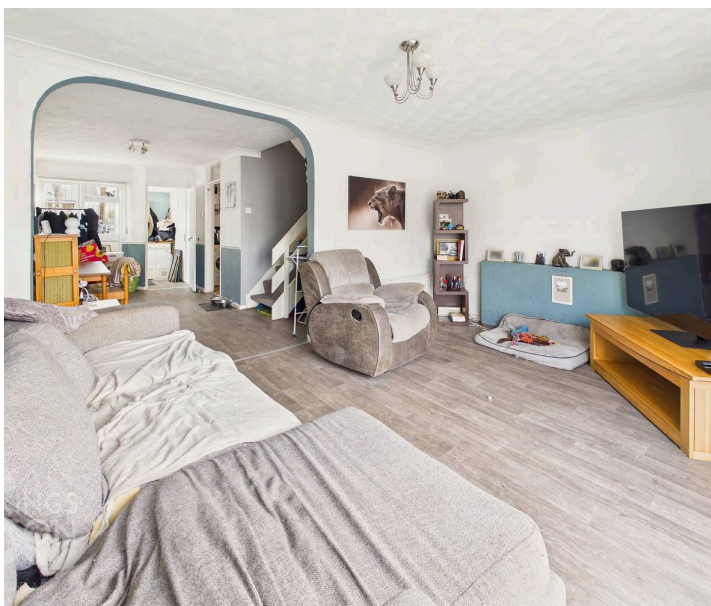




Gunton Lane, Norwich - NR5 0AG

**STARKINGS  
&  
WATSON**

HYBRID ESTATE AGENTS



## Gunton Lane

Norwich

NO CHAIN! Positioned OVERLOOKING GREEN SPACE, this MID-TERRACED HOME boasts a VERSATILE and SPACIOUS layout with scope to update and MAKE YOUR OWN. Stepping inside, the enclosed PORCH ENTRANCE offers useful INTEGRATED STORAGE for storing outdoor wear. The main living space offers an OPEN PLAN with a fully fitted KITCHEN and adjacent DINING ROOM with stairs rising to the first floor. The SITTING ROOM sits to the rear of the home, with FRENCH DOORS opening to the PRIVATE and ENCLOSED REAR GARDEN. Heading upstairs, doors open to THREE BEDROOMS, with the MAIN BEDROOM including generous FITTED WARDROBES. All bedrooms are serviced by the three piece FAMILY BATHROOM, including a shower over the bath. Within close proximity, the ENBLOC GARAGE can be found.

Council Tax band: B

Tenure: Freehold

- No Chain!
- Mid-Terraced House
- Ideal First Time Buy Or Investment
- Open Plan Sitting/ Dining Room With French Doors
- Fully Fitted Kitchen
- Three Bedrooms
- Private & Enclosed Rear Garden
- Enbloc Garage

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. 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 with an outlook over communal green space, the property features a low maintenance shingle frontage. A pathway leads to a shallow step, leading to the main entrance at the front of the property.



## THE GRAND TOUR

Stepping inside, you are welcomed by a light and bright enclosed porch, offering space to store outdoor wear from a useful integrated storage cupboard. Continuing through to the main living spaces, the kitchen to the left features hard flooring for ease of maintenance and includes a range of wall and base units. Worktops wrap around the space to provide ample food preparation area, complemented by tiled splashbacks. There is space for a freestanding cooker and an 'American' style fridge freezer, with under counter space available for a washing machine. The dining room offers stairs rising to the first floor with useful integrated storage beneath and ample room for a formal dining table. Wood effect flooring runs underfoot and continues into the spacious sitting room, allowing for a range of soft furnishing layouts and is flooded with natural light from uPVC double glazed French sliding doors opening directly onto the garden.

Ascending to the carpeted first floor landing, doors lead to three well sized bedrooms. The main bedroom enjoys a front facing aspect with space for a large double bed and storage furniture, further benefiting from generous fitted wardrobes. The second bedroom also accommodates a double bed and wardrobe with carpeted flooring, while the third room makes an ideal single bedroom or home office. Completing the accommodation is the three piece family bathroom, featuring a shower over the bath with a glass splashback, tiled surrounds, and vanity storage below the sink.

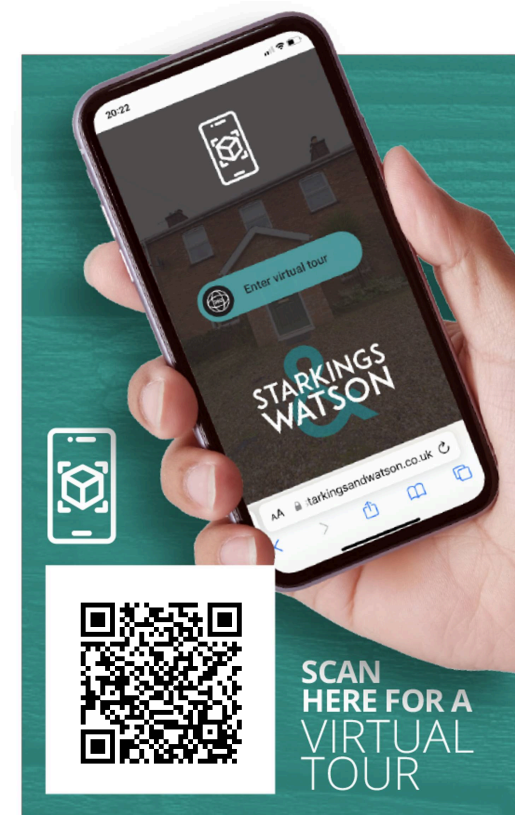
## FIND US

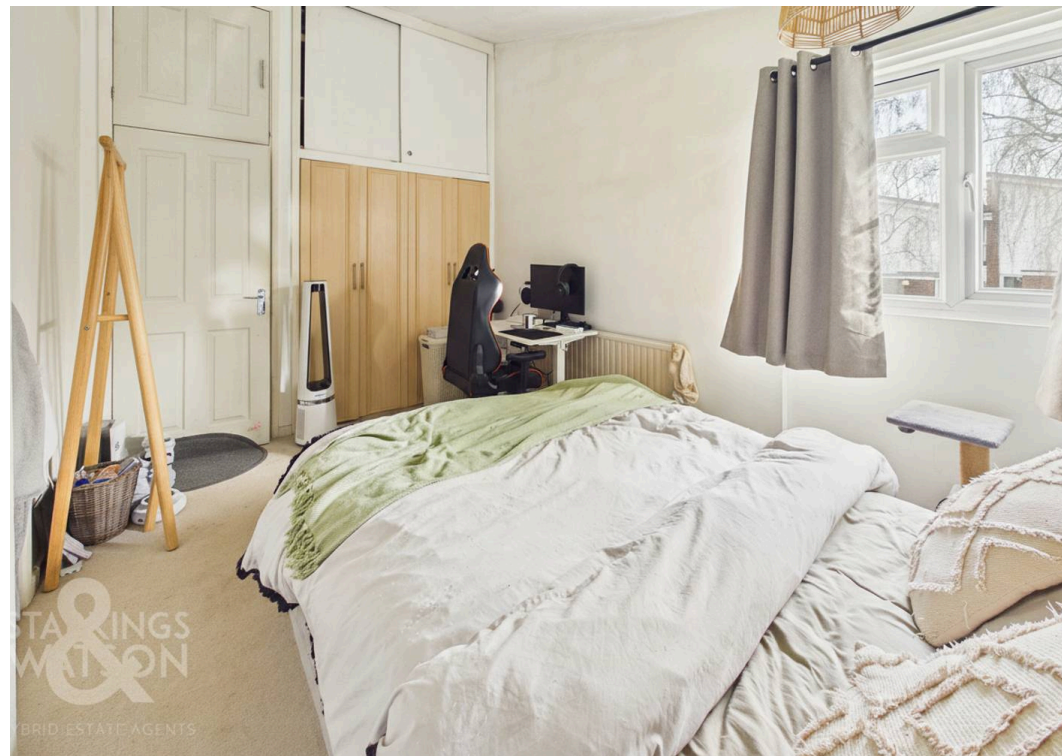
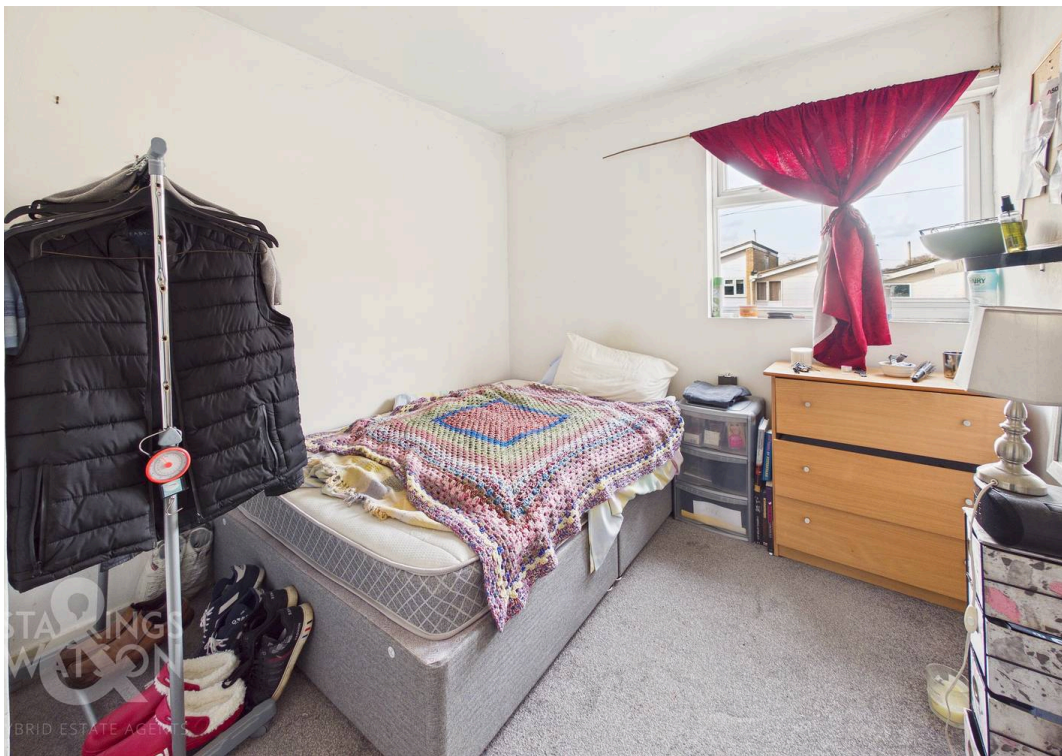
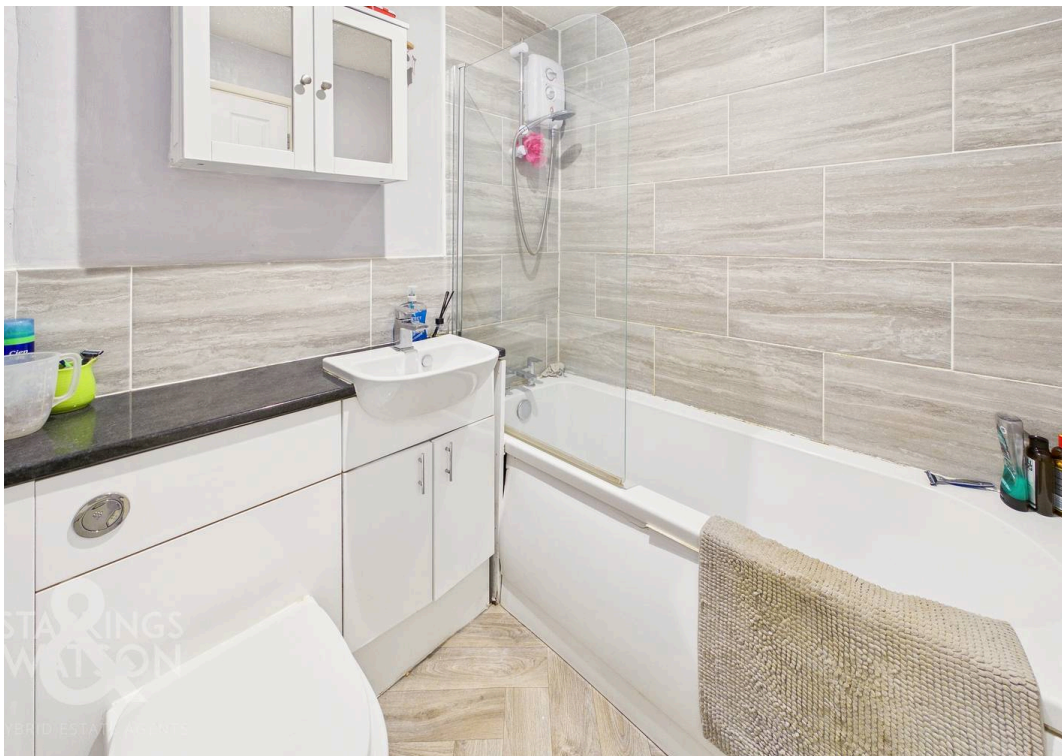
Postcode : NR5 0AG

What3Words : ///intro.spends.double

## VIRTUAL TOUR

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







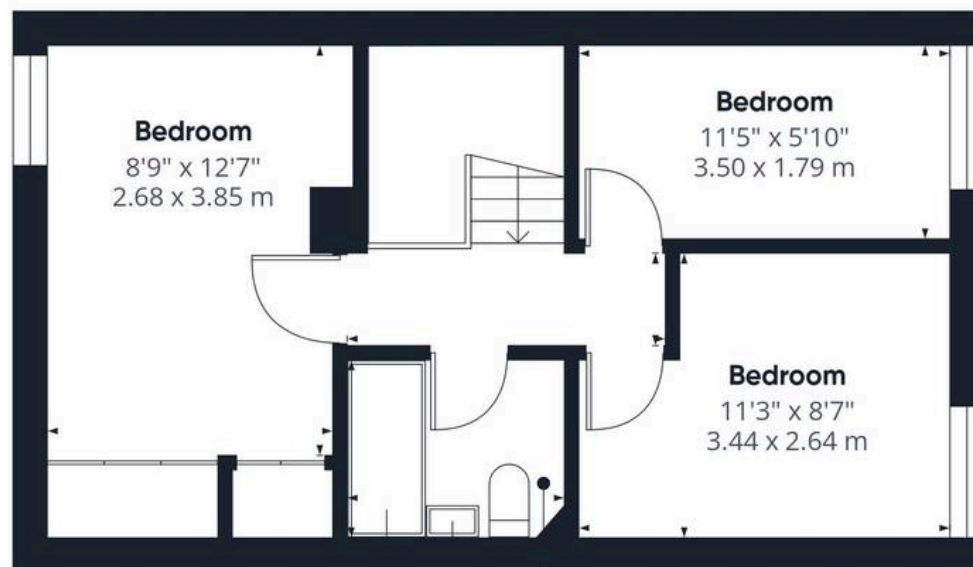
## THE GREAT OUTDOORS

Stepping outside, the private rear garden is fully enclosed, initially offering a raised flagstone patio. Steps lead down to the main body of the garden, which is predominantly laid to lawn, featuring a further patio area perfect for outdoor furniture to enjoy the summer months. At the foot of the garden, a wooden latch and brace gate provides convenient access to the rear.





Ground Floor



**Bathroom**  
6'8" x 5'7"  
2.03 x 1.70 m

Floor 1



**Approximate total area<sup>(1)</sup>**

780 ft<sup>2</sup>

72.4 m<sup>2</sup>

**Reduced headroom**

2 ft<sup>2</sup>

0.2 m<sup>2</sup>

(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**



## Starkings & Watson Hybrid Estate Agents

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Disclaimer: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.