

113 GURNEY ROAD

NEW COSTESSEY. NR5 OHL

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A spacious new detached 3 bedroom bungalow nearing completion on an exclusive development of just 4 homes.

UEA 2.2 Miles | Norwich 3 Miles | Norwich Airport 3.7 Miles | Norfolk and Norwich Hospital 4.4 Miles | Norwich Station 5 Miles
(All distances approximate)

The property comprises a spacious and highly versatile new detached bungalow located at the end of the popular Gurney Road on an exclusive new development of just 4 detached homes. The properties are being finished to an excellent specification.

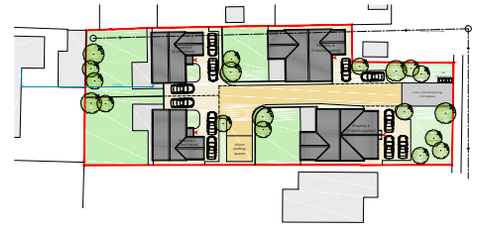


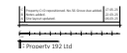












It has been set out as 3 double bedrooms but they can easily be adapted to suit individual needs. The principal bedroom is to the front with an ensuite shower room. There is a further bathroom with shower over the bath. At the rear is an excellent triple aspect open plan kitchen/ dining/living room. French doors open to the paved patio. The kitchen is fitted with a range of contemporary wall and base units with Quartz worksurfaces and a range of integrated appliances including Bosch oven and induction hob.

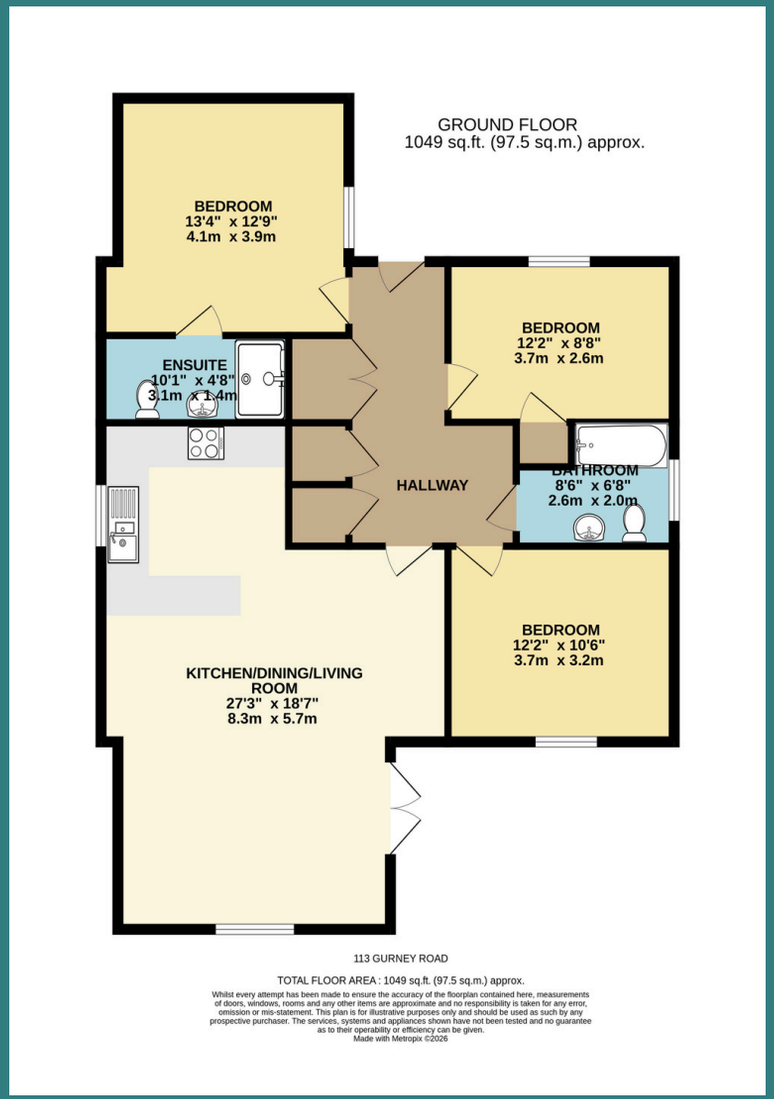
The property has independent access from the road with a driveway offering parking for several cars. The rear garden has a patio for alfresco dining, area for lawn and a side gate.

Services

Mains water, electricity and drainage. Air source heating with underfloor. Solar panels with battery reserve. EV Charger. (Please note none of the services have been tested by Waveney and Broads)

Viewing

Strictly by prior appointment with Waveney and Broads on 10603 575779.



Agent's Notes: The external images have been amended for illustrative purposes only to give an indication of the finished property and are for guide purposes only. The interiors are from plot 107.

There will be a central drive in the development and the property will contribute 33% to the maintenance.

10 Year ICW Build Warranty

Waveney & Broads
ESTATE AGENTS

Contact: George Berry
01603 575779
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