



Gunton Lane, Norwich - NR5 0AQ

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Gunton Lane

Costessey, Norwich

Offering a TUCKED AWAY positioning OVERLOOKING PADDOCKS, this SEMI-DETACHED CHALET home boasts in excess of 1,620 Sq. Ft (stms) of accommodation, having been UPDATED and EXTENDED, making the perfect FAMILY HOME. Step inside to find a spacious HALLWAY ENTRANCE with stairs rising and a DOUBLE BEDROOM conveniently positioned opposite the three piece SHOWER ROOM. Beyond, the 19' SITTING ROOM is the heart of the home, complete with a WOOD BURNER for cosy winter evenings, flowing to the DINING ROOM, boasting a generous dual aspect, flooding the space with natural light and offering FRENCH DOORS leading out to the garden. The fully fitted KITCHEN completes the ground floor, boasting INTEGRATED APPLIANCES and space for utilities. Heading upstairs, a further THREE BEDROOMS open from the landing, including the spacious MAIN BEDROOM, serviced by a refitted three piece FAMILY BATHROOM. Step outside to find DRIVEWAY PARKING for multiple vehicles extending to the side of the property where the GARAGE can be found. The rear GARDEN is PRIVATE and FULLY ENCLOSED with timber fencing, boasting the 15' outside HOME OFFICE/ SUMMER HOUSE.



- Semi-Detached Chalet Home
- 19' Sitting Room With Wood Burner
- Dual Aspect Dining Room With French Doors
- Modern 16' Fully Fitted Kitchen
- Four Bedrooms Over Two Floors
- Ground Floor Shower Room & Family Bathroom
- Driveway Parking & Garage
- Private & Enclosed Garden With Outside Home Office

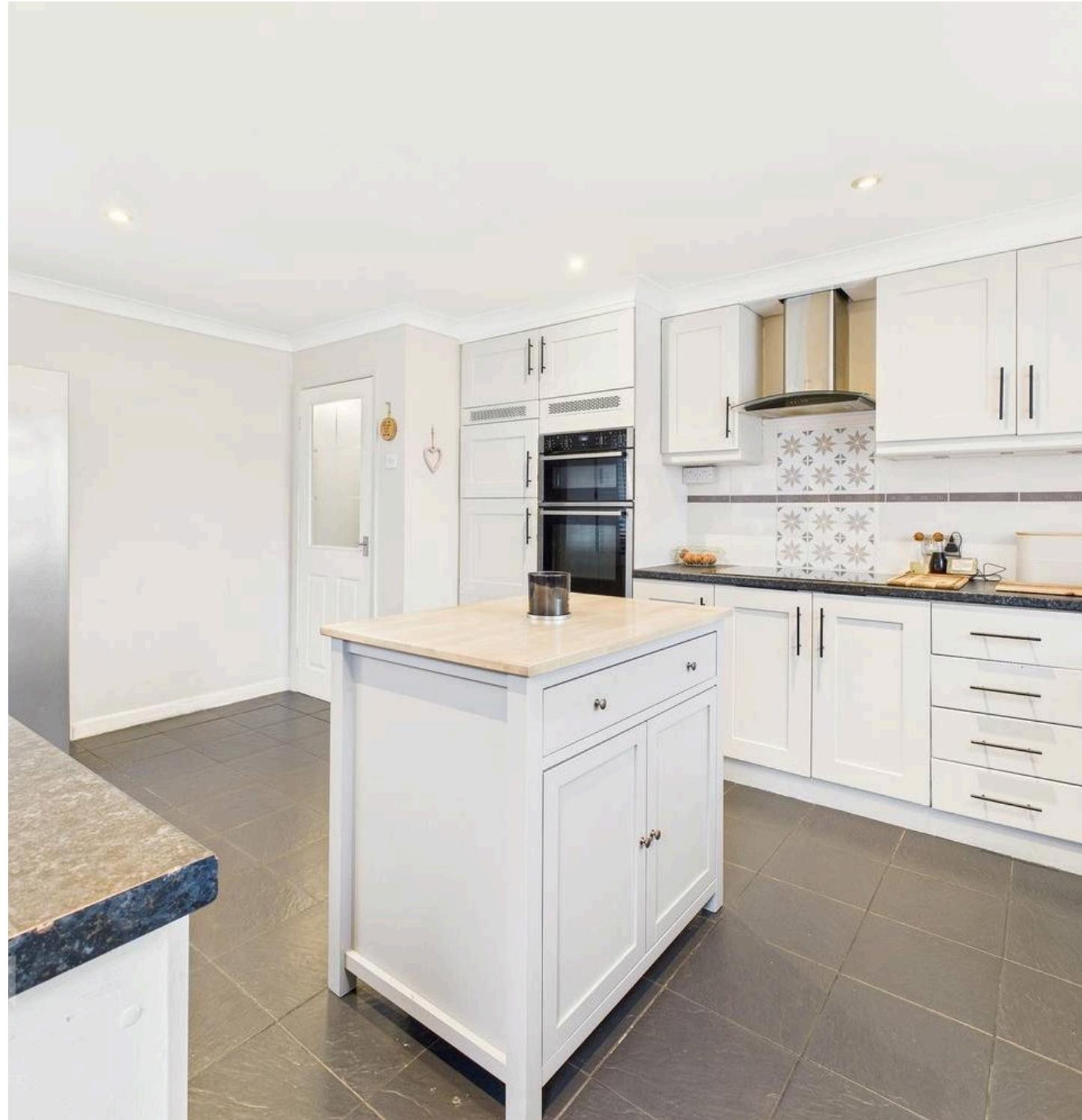
Council Tax band: C

Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: E

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

The property can be found back from the road overlooking the paddocks opposite, iron gates open to a generous paved driveway offering parking for multiple vehicles. The main entrance can be found to the front.

THE GRAND TOUR

Stepping inside, the spacious hallway features stairs rising to the first floor with useful storage beneath, perfect for tucked-away coat and shoe space. Stylish mosaic-style flooring leads through to a ground floor double bedroom. This bright, front facing room offers carpeted flooring and ample space for a large double bed and storage furniture. Conveniently located opposite is a recently refitted three piece shower room, boasting a double walk-in shower with a glass splashback, tiled flooring for ease of maintenance, vanity storage, and a wall-mounted heated towel rail. The hallway also leads into the impressive 19' sitting room, a versatile space for both lounging and dining centred around a cosy wood burner. Practical hard flooring runs through an open walkway into the adjoining dining room, which enjoys a generous dual aspect that floods the space with natural light. From here, French doors open directly onto the outdoor patio. The fully fitted kitchen is equally well-equipped, featuring a range of wall and base units with an integrated double oven, inset glass hob, and extractor. There is dedicated under-counter space for a dishwasher and washing machine, ample worktop area for food preparation, and a ceramic sink positioned beneath the window. A side door provides convenient access to the exterior.

Ascending to the carpeted first-floor landing, the generous landing area includes two integrated storage cupboards and leads to three further bedrooms. The main bedroom enjoys a front-facing aspect with hard flooring and plenty of room for a large double bed. The two remaining bedrooms feature carpeted flooring and uPVC double glazing, both serviced by the centrally located family bathroom. Also refitted by the current vendors, this modern three-piece suite includes a bath with an overhead shower, a tiled splashback, and a wall mounted heated towel rail.

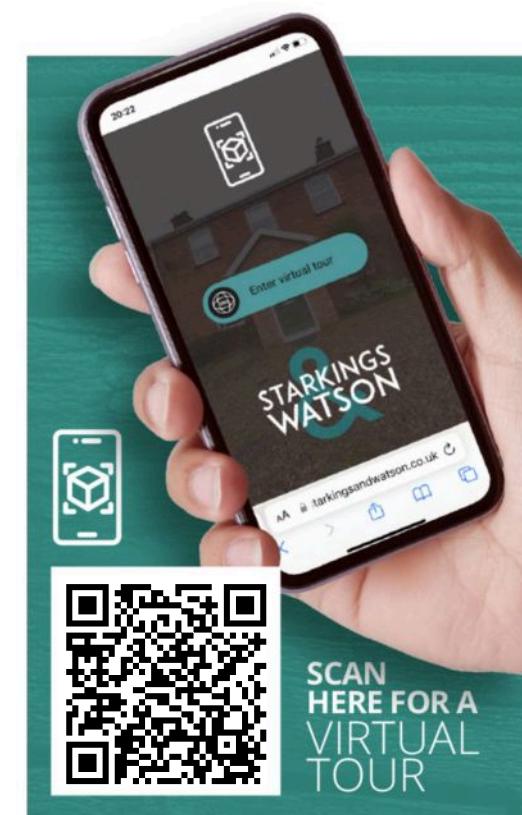
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Postcode : NR5 0AQ

What3Words : [:///spirit.truly.social](https://www.what3words.com/spirit.truly.social)

VIRTUAL TOUR

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







THE GREAT OUTDOORS

Stepping outside, the rear garden is private and fully enclosed with timber panel fencing, mostly replaced by the current vendors. The flagstone patio is well sized, perfect for outdoor furniture to enjoy the summer months. Pedestrian access is available to the garage. Further, the majority of the garden is laid to a well maintained lawn with a raised wooden sleeper bordered synthetic grass area. The highlight of the garden is the 15' home office/ summerhouse, found at the bottom of the garden.



Approximate total area⁽¹⁾

1435 ft²
133.6 m²

Reduced headroom

10 ft²
0.9 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.

GIRAFFE360





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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.