



107 GURNEY ROAD
COSTESSEY, NORWICH. NR5 0HL

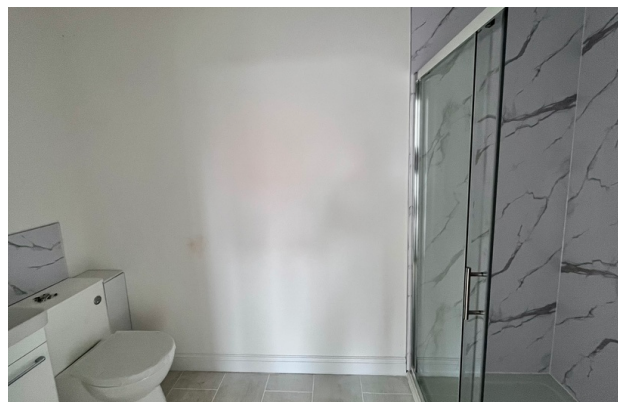
107 GURNEY ROAD

COSTESSEY, NORWICH. NR5 0HL

A spacious new detached 4 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.





There is a 23ft entrance hall at the heart of the bungalow, off which are all rooms. It has been set out as 4 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 leading to a driveway offering parking for several cars. The rear garden has a patio for alfresco dining, area for lawn and a side gate.

Location

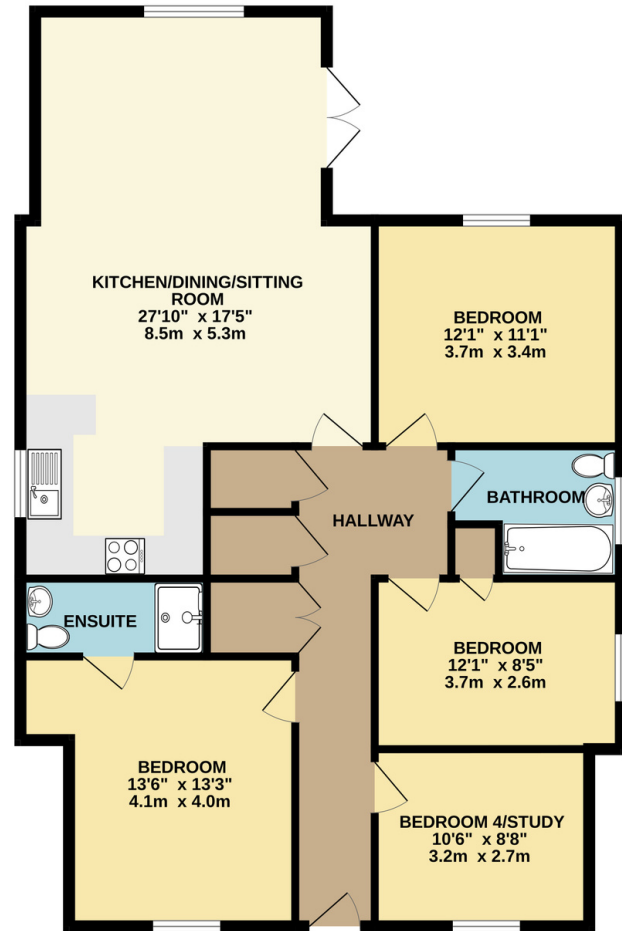
UEA 2.2 miles, Norwich 3 miles, Norwich Airport 3.7 miles, Norfolk and Norwich Hospital 4.4 miles, Norwich Station 5 miles. (All distances approximate)

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)



GROUND FLOOR
1132 sq.ft. (105.1 sq.m.) approx.



TOTAL FLOOR AREA: 1132 sq.ft. (105.1 sq.m.) approx.

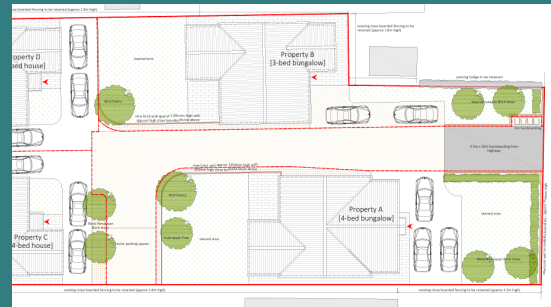
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
Made with Metronov 12/2016.

Viewing

Strictly by prior appointment with Waveney and Broads. Please note it is still a construction site.

Agent's Notes: The external images have been amended for illustrative purposes only to give an indication of the finished property. Please note that the rear garden will be prepped but seeding and turf is available as an extra.

There will be a central drive in the development and each property will contribute 25% to the maintenance. 10 Year ICW Build Warranty



Waveney & Broads
ESTATE AGENTS

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IMPORTANT NOTICE:

Waveney and Broads and their clients give notice that: 1.They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. 2.Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents. Waveney and Broads have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.