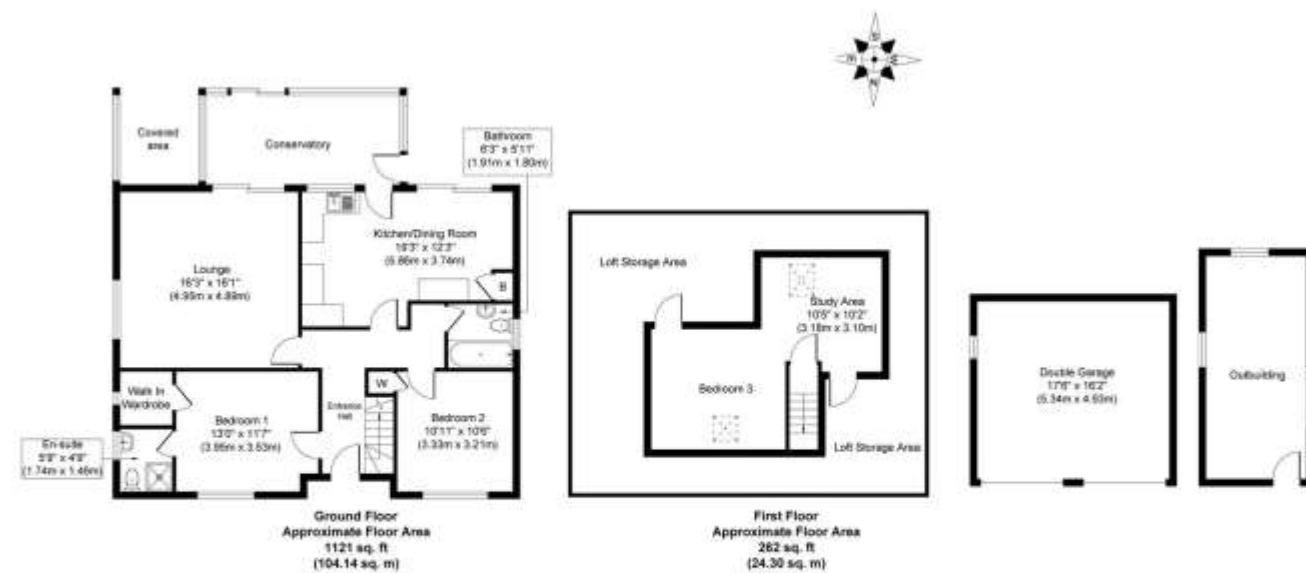


Grove Avenue, New Costessey
OIEO £375,000 Freehold



Whilst 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, transaction 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.



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

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

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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.

- Stunning Detached Chalet Bungalow
- Three Bedrooms & Principle En-Suite
- Versatile First Floor Study
- Spacious 16' x 16' Sitting Room
- Kitchen/Dining Room

- Conservatory
- Beautiful Landscaped Rear Garden
- Detached Double Garage & Ample Parking
- Outbuilding Ideal As Office, Gym or Workshop
- EPC Rating Tbc / Council Tax Band C

Description

Iconic Estate Agents are delighted to present this attractive detached chalet bungalow, occupying a generous plot in the sought-after area of New Costessey. Offering flexible and well-proportioned accommodation throughout, this superb home is complemented by an exceptional rear garden extending to over 140ft (stms), beautifully landscaped with an abundance of mature planting, alongside a substantial frontage with ample parking and a detached double garage.

The accommodation begins with a spacious entrance hall, with stairs rising to the first floor and doors leading to the principal rooms. Positioned at the rear of the property, the impressive sitting room measures approximately 16' x 16' and enjoys a bright and airy feel, with sliding patio doors opening into the conservatory. The conservatory provides a wonderful additional reception space, flooded with natural light and enjoying uninterrupted views across the magnificent rear garden. Sliding doors lead directly onto the patio, while a further door provides access to the kitchen, creating an ideal layout for both everyday living and entertaining. The kitchen/dining room is a fantastic social space, fitted with a range of attractive wall and base units complemented by fitted worktops, a stainless-steel sink and drainer, concealed extractor hood and ample space for appliances. The dining area comfortably accommodates a family-sized table and benefits from additional fitted units, inset spotlights, ceramic tiled flooring and patio doors opening onto the rear garden.

The principal bedroom is conveniently located on the ground floor and features a walk-in wardrobe together with a modern en-suite shower room comprising a shower cubicle, vanity wash basin and W/C. A second double bedroom is also found on the ground floor, along with the family bathroom, which is fitted with a three-piece suite.

To the first floor, the landing opens into a versatile space that would make an ideal home office, reading area or study. This leads through to the third bedroom, which benefits from a Velux window to the front aspect.

Outside

To the front of the property, a generous paved driveway provides ample off-road parking and is bordered by attractive brick retaining walls with mature planting, creating an impressive first impression. The detached double garage benefits from power, lighting, overhead storage and twin up-and-over doors. The rear garden is undoubtedly one of the property's most impressive features. Extending to over 140ft (stms), this beautifully established garden has been lovingly maintained over many years and offers an exceptional level of privacy. A sweeping lawn is framed by an extensive collection of mature trees, ornamental shrubs, colourful flower beds and carefully shaped borders, creating a picturesque setting throughout the seasons. The garden offers a number of peaceful seating areas, including a charming pergola draped with climbing plants, making it the perfect place to relax or entertain whilst enjoying the peaceful surroundings.

Completing the outside space is a substantial brick-built outbuilding, offering excellent potential for use as a home office, gym, workshop or hobby room, subject to any necessary consents

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

Directions

Leave Norwich via the Dereham Road heading towards Costessey. Turn right into Gurney Road and take the third left onto Grove Avenue on the left hand side.

