



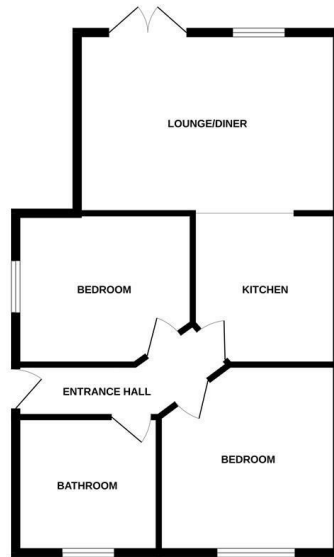
**20 Oval Road | | Norwich | NR5 0DF**

**Offers Over £285,000**

**\*\*EXTENDED AND RENOVATED BUNGALOW WITH A STUNNING REAR GARDEN\*\***  
Gilson Bailey are delighted to present this beautifully renovated and extended two-bedroom semi-detached bungalow, set on a generous plot in the ever-popular suburb of Costessey. Immaculately finished throughout, the property offers a welcoming entrance hall, spacious lounge/diner with flue installed ready for a wood burner, stylish kitchen, two well-proportioned bedrooms (one newly carpeted) and a sleek modern bathroom. The improved layout has been completed with building control certification, while further upgrades include luxury vinyl plank flooring throughout (quiet, practical and easy to clean), a new chimney pot with repairs and re-pointing, plus new electrical fittings and fuse box, all signed off with an electrical certificate. Outside, a driveway and single garage provide ample parking, while the extensive mature rear garden is a real highlight, offering peace, privacy and plenty of space for relaxing, entertaining or gardening. With the reassurance of no flooding, gas central heating, double glazing, a large boarded loft and the property being offered with no onward chain, this stunning home is ready to move straight into and is sure to appeal to a wide variety of buyers – early viewing is essential.



GROUND FLOOR



Whilst every effort has been made to ensure the accuracy of the floorplan contained herein, measurements of areas, volumes, levels and any other items are approximate and no responsibility is taken for any error, omission or misstatement. This plan is for illustrative purposes only and should be used as such for any prospective purchase. The services, fixtures and appliances shown here are based on the plans provided and are not intended to be taken as a guarantee. Made with MyPlan 10/2017

### Location

Costessey itself lies to the west of Norwich and offers an excellent range of local amenities including highly regarded primary and secondary schools, a variety of shops, popular pubs and restaurants, and easy access to the University of East Anglia, the University Hospital and the A47 Southern Bypass. The area also benefits from good public transport links in and out of the city centre, making it a convenient and well-connected place to live. The bungalow is tucked away on a peaceful street, yet just the other side of the roundabout you'll find handy local facilities including a hair salon, Kind Café, hardware store, general store and the ever-popular Easter Bakery. At the other end of the street lies a wonderful countryside wildlife site along the River Wensum and access to Marriott's Way – an attractive route for joggers, walkers and cyclists looking to enjoy nature while avoiding busy roads into Norwich. Nearby, residents also benefit from allotments, fishing lakes, a post office, pharmacy, two post boxes, golf facilities, garden centres, nurseries, active parish life and a great choice of pubs and takeaway shops.

### Accommodation Comprises

Front door to:

#### Entrance Hall

Doors to kitchen, bathroom and two bedrooms.

#### Kitchen 9'8" x 9'2"

Fitted base units with worktops over, sink and drainer, space for cooker, fridge/freezer, washing machine and dishwasher, boiler.

#### Lounge/Diner 16'6" x 11'5"

Patio doors, double glazed window, radiator.

#### Bedroom One 10'6" x 9'10"

Double glazed window, radiator.

#### Bedroom Two 12'0" x 11'4"

Double glazed window, radiator.

#### Bathroom 8'11" x 8'3"

Panelled bath with shower over, low level WC, hand wash basin, radiator, frosted double glazed window.

### Outside Front

Shingled garden with mature plants and a driveway providing off road parking leading to a:

#### Garage 18'6" x 9'7"

With own fuse box, light and brand new roller doors (still under warranty) door has sensors for safety as well as manual opening from the inside.

### Outside Rear

Large, south-facing garden – a true standout feature – with established fruit trees, a herb patch, fruit shrubs and ample space for further planting, growing vegetables, keeping chickens or simply enjoying the peace and tranquillity. A decking area provides the ideal spot for outdoor dining and entertaining, while the garden's size and layout also make it perfect for those who love gardening or relaxing with a book surrounded by birdsong. It is partially enclosed by timber fencing with durable concrete posts and gravel boards, and further enhanced by a bespoke, sturdy three-bay wood store and separate kindling store. Adding unique character, a Second World War viewing bunker sits at the far end of the garden – a fascinating feature and a real talking point.

### Local Authority

South Norfolk District Council, Tax Band B.

### Tenure

Freehold


### Utilities

Full fibre broadband available.  
Mains water and electric.

### Disclaimer

To comply with Anti-Money Laundering (AML) regulations, successful buyers must complete the required AML checks and provide proof of funds. A non-refundable fee of £60 including VAT is payable per purchaser, per transaction, including any individuals contributing or gifting funds towards the purchase. Fees are payable for up to a maximum of two purchasers, for the transaction, any additional parties checks will be covered by these fees. This fee must be paid directly to Gilson Bailey & Partners Ltd. All required checks must be completed before a memorandum of sale can be issued.


**Energy Efficiency Rating**

|   | Current                    | Potential   |
|---|----------------------------|---|
| Very energy efficient - lower running costs |                            |   |
| (92 plus) <b>A</b>                          |                            |   |
| (81-91) <b>B</b>                            |                            | <b>89</b>   |
| (69-80) <b>C</b>                            | <b>70</b>                  |   |
| (55-68) <b>D</b>                            |                            |   |
| (39-54) <b>E</b>                            |                            |   |
| (21-38) <b>F</b>                            |                            |   |
| (1-20) <b>G</b>                             |                            |   |
| Not energy efficient - higher running costs |                            |   |
| <b>England &amp; Wales</b>                  | EU Directive<br>2002/91/EC |  |

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**Tenure**

Freehold

Please note that we have not tested any apparatus, equipment, fixtures, fittings or services and as so cannot verify that they are in working order or fit for their purpose. Gilson Bailey cannot guarantee the accuracy of the information provided. This is provided as a guide to the property and an inspection of the property is recommended.

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