



Hawthorn Road, New Costessey - NR5 0LP

**STARKINGS
& WATSON**

HYBRID ESTATE AGENTS



27 Hawthorn Road

New Costessey, Norwich

NO CHAIN! This DETACHED BUNGALOW presents an exciting opportunity for buyers seeking a home to MODERNISE and EXTEND (stp), nestled in a popular location close to LOCAL AMENITIES and excellent TRANSPORT LINKS, with the vibrant Norwich city centre just a 20 minute drive away. Step inside to discover a welcoming ENTRANCE HALLWAY leading to a generous 14' BAY WINDOW FRONTED SITTING ROOM, perfect for relaxing or entertaining guests, to the rear, the GARDEN ROOM offers tranquil views of the outdoors. The SPACIOUS FITTED KITCHEN features ample workspace and a handy PANTRY CUPBOARD for extra storage, providing scope for culinary creativity. Two well proportioned DOUBLE BEDROOMS offer comfortable accommodation, complemented by a practical FAMILY SHOWER ROOM. Throughout the bungalow, there is a sense of versatility and potential, allowing you to reimagine the space to suit your lifestyle. Additional benefits include DRIVEWAY PARKING for multiple vehicles and a GARAGE with an ELECTRIC ROLLER DOOR, ensuring both convenience and security. The rear GARDEN is PRIVATE and FULLY ENCLOSED.

Council Tax band: C

Tenure: Freehold

EPC Energy Efficiency Rating: TBC



- No Chain!
- Detached Bungalow Offering Endless Potential To Modernise & Extend (stp)
- Close To Local Amenities, Transport Links & 20 Minute Drive To Norwich City Centre
- 14' Bay Window Fronted Sitting Room & Garden Room
- Spacious Fitted Kitchen With Pantry Cupboard Storage
- Two Double Bedrooms & Family Shower Room
- Driveway Parking For Multiple Vehicles & Garage With Electric Roller Door
- Established & Private Landscaped Gardens

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

Set back from the road and enjoying a tucked away position, the property offers a low maintenance frontage laid predominantly to lawn, with raised flower beds housing a variety of established shrubs and plantings. The frontage is enclosed by timber panel fencing and low-level brick walling, whilst a driveway provides off road parking for multiple vehicles and leads towards the rear garage, which is accessed via an electric roller door. The main entrance is positioned to the front beneath an open porch.



THE GRAND TOUR

Stepping inside, the welcoming entrance hallway provides access to all principal accommodation, with carpeted flooring underfoot. To the immediate left, the spacious sitting room is flooded with natural light courtesy of a large uPVC double glazed casement bay window, whilst an exposed brick feature fireplace provides an attractive focal point. The generous proportions comfortably accommodate a variety of soft furnishing arrangements, alongside fitted cabinetry. Adjacent to the sitting room, the fully fitted kitchen features a range of wall and base storage units, with space for freestanding appliances and two particularly useful pantry cupboards positioned to the corner. The kitchen also provides access into the 13' garden room, which benefits from plumbing for utilities and French doors opening directly onto the garden.

Also accessed from the hallway are two double bedrooms. The first overlooks the front of the property and benefits from plentiful fitted cabinetry, providing excellent storage. The second bedroom forms part of the extended section of the home and offers excellent versatility, currently providing scope for use as a double bedroom with a separate dressing area. Further French doors open directly onto the garden, creating a useful connection with the outside space. Completing the accommodation, the three piece family shower room is finished with floor-to-ceiling tiling and comprises a glass fronted shower cubicle, wash basin with vanity storage beneath and a WC.

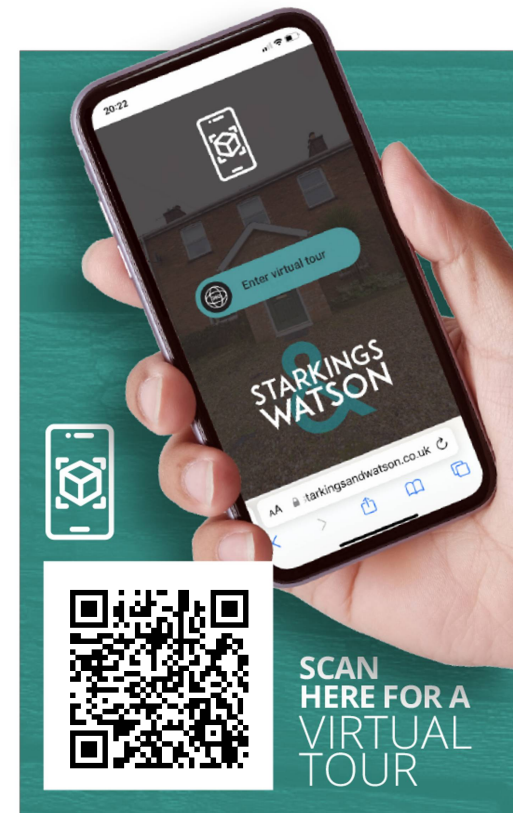
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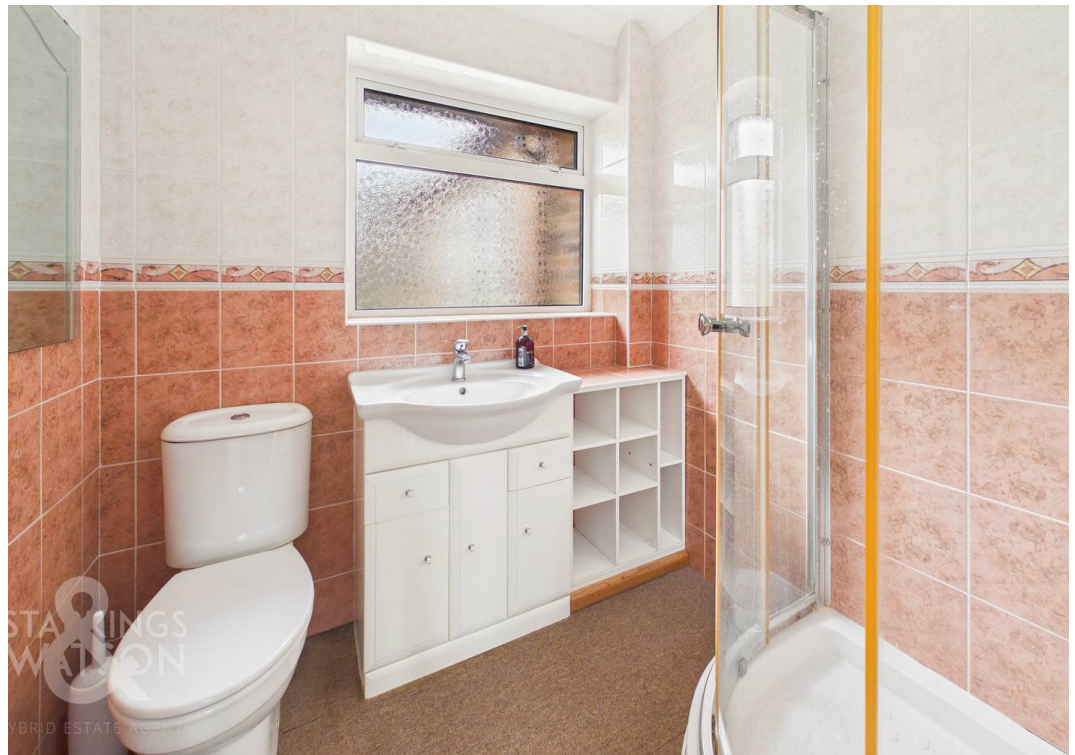
Postcode : NR5 0LP

What3Words : ///number.butter.drill

VIRTUAL TOUR

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



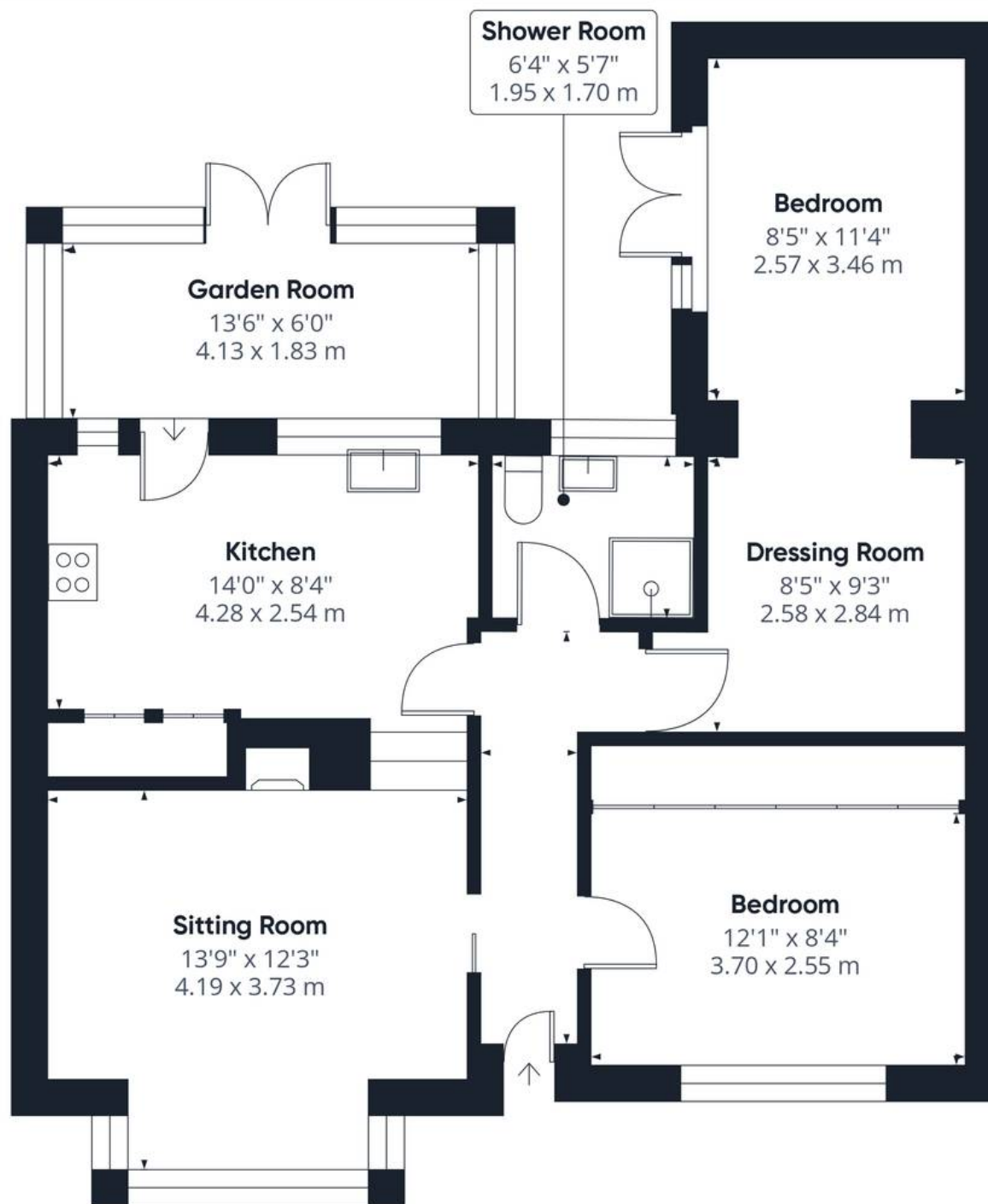




THE GREAT OUTDOORS

Stepping outside, the rear garden offers a private outlook and is fully enclosed with timber panel fencing. The space is largely laid to lawn, featuring a raised patio ideal for outside furniture and a bisecting pathway leading to the foot of the garden where two timber sheds and a further patio space can be found.





Approximate total area⁽¹⁾

762 ft²

70.8 m²

(1) Excluding balconies and terraces

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.