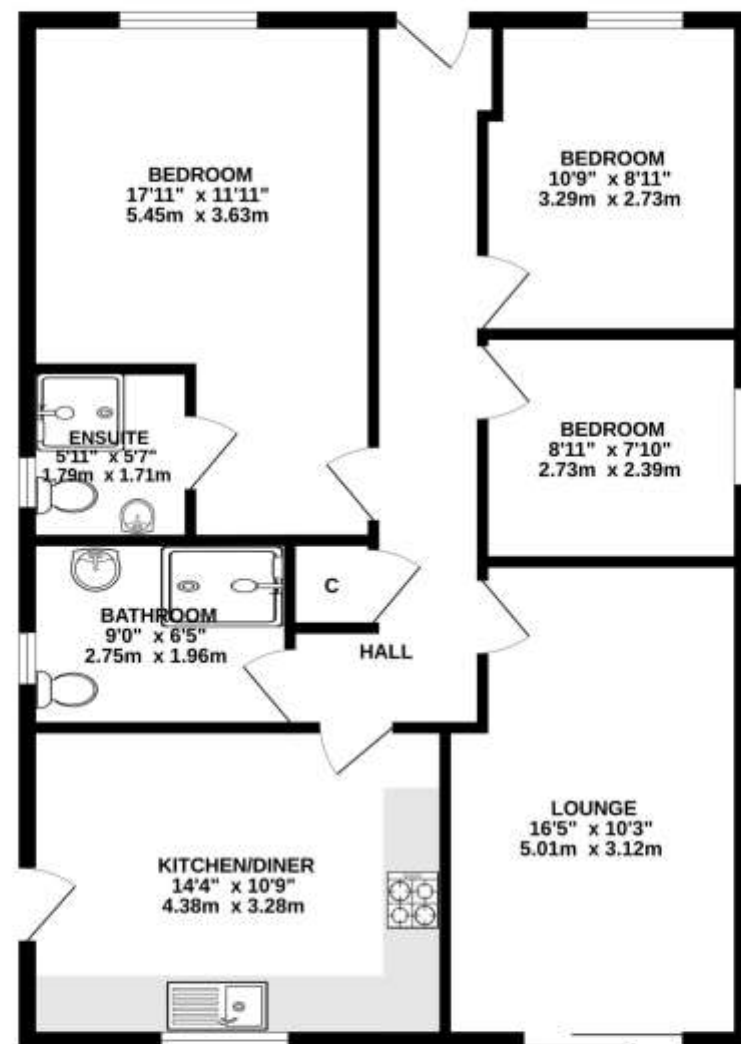


Olive Road, New Costessey
OIEO £325,000 Freehold



GROUND FLOOR



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

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



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.

- Recently Renovated Detached Bungalow
- Three Bedrooms With Principal En-Suite
- Re-Fitted Luxury Kitchen/Diner
- Spacious Lounge
- Re-Fitted Shower Room
- Enclosed Rear Garden
- Re-Fitted Gas Boiler
- Offered With No Onward Chain
- Sought After Location
- EPC Rating D / Council Tax Band B

Description

Situated in a highly desirable Costessey location, this recently renovated detached bungalow has been beautifully improved throughout and is offered to the market with no onward chain.

The property provides well-presented and versatile accommodation, accessed via a welcoming entrance hall which leads to all internal rooms. There are three bedrooms, including a spacious principal bedroom benefiting from a stylishly re-fitted en-suite shower room.

To the rear of the property, the generous lounge enjoys pleasant views over the garden and features patio doors opening onto the outdoor space, creating an ideal setting for both relaxing and entertaining.

The accommodation is further complemented by a contemporary re-fitted shower room and a luxury fitted kitchen/diner, comprising an attractive range of wall and base units with work surfaces over, integrated dishwasher, integrated bin cupboard, electric hob and oven, along with ample space for dining.

This superb bungalow would make an ideal downsize, family home or move-ready purchase.

Outside

Externally, the property continues to impress with ample off-road parking provided by a shingle driveway, as well as gated access to the rear garden.

The sunny, mature rear garden enjoys a high degree of privacy and features a spacious patio area, lawned garden, and established shrub and plant borders.

Location

Conveniently positioned within easy reach of the local shops, amenities and transport links that Costessey has to offer.

Costessey is a popular residential village located 4 miles west of Norwich City Centre and is situated in the valley of the River Wensum giving footpath access to the countryside and the Marriott's Way cycle path. Both New and Old Costessey have excellent amenities including 4 pubs, doctors surgeries, veterinary surgery and dentist. There are 5 schools catering for children of all ages, a variety of shops and a popular retail park. The Royal Norfolk Showground is situated within **Costessey**, hosting the annual two-day Royal Norfolk Show. During the year it also plays host to numerous events, such as antiques fairs, farmers' markets, craft shows and circus.

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

Directions

Leave Norwich via the Dereham Road heading towards Costessey. Turn left into Norwich Road and follow the road along. Turn into Oval Road and straight at the mini roundabout. Turn right into Olive Road where the property can be found on the left hand side.

