



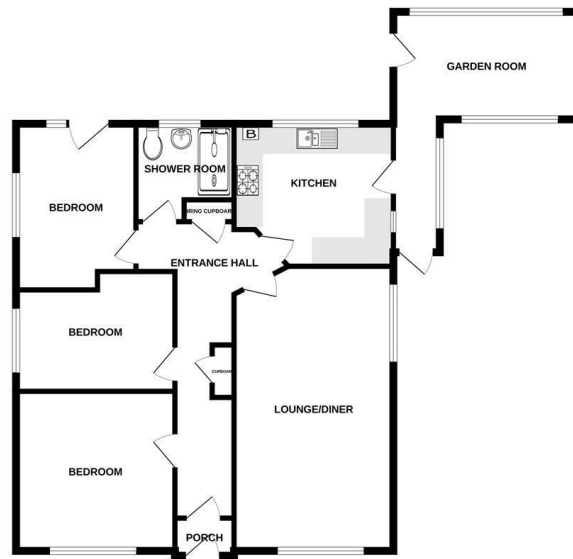
81 Olive Road | Costessey | Norwich | NR5 0AP

£360,000

****DETACHED BUNGALOW WITH A LARGE PRIVATE REAR GARDEN**** Gilson Bailey are delighted to offer this impressive and extended, three bedroom detached bungalow, occupying a generous plot within the sought-after suburb of Costessey. Offering spacious and versatile accommodation ideally suited to a range of buyers, the property comprises a welcoming entrance hall, generously sized lounge/diner providing an excellent space for relaxing and entertaining, fitted kitchen, bright garden room, three well-proportioned bedrooms and a shower room. Outside, the bungalow continues to impress with a large driveway providing ample off-road parking and leading to a garage, while to the rear is a beautiful and substantial garden, offering plenty of space for outdoor dining, entertaining, gardening or simply relaxing during the warmer months. Further benefits include double glazing and gas heating. Combining extended accommodation, excellent presentation, plentiful parking and an impressive plot in a popular Costessey location, this attractive bungalow would make a fantastic family home, so be quick to book a viewing.



GROUND FLOOR



While every attempt has been made to ensure the accuracy of the description contained here, measurements of plots, boundaries, floors and any other items are approximate and not necessarily to scale for any view, intention or misstatement. 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 Metaphor 12/2020

Location

Costessey can be found to the west of Norwich with a selection of amenities including good primary and secondary schooling, selection of shops, popular local pubs and restaurants, also good access to the University of East Anglia, University Hospital, A47 Southern Bypass and good public transport links in and out of the city centre.

Accommodation Comprises

Front door to:

Entrance Hall

Doors to lounge/diner, kitchen, three bedrooms and shower room.

Lounge/Diner 21'9" x 11'10"

Kitchen 11'10" x 10'7"

Garden Room 13'11" x 8'0"

Bedroom One 11'11" x 11'10"

Bedroom Two 11'10" x 8'11"

Bedroom Three 12'5" x 8'11"

Shower Room 7'4" x 7'3"

Outside Front

Lawned garden and driveway providing off road parking leading to a single detached garage.

Outside Rear

Large patio seating area with steps down to large lawned garden, mature plants, shrubs and trees, large timber shed, enclosed by timber fencing.

Local Authority

South Norfolk Council, Tax Band C.

Tenure

Freehold

Utilities

Fibre to the property.
Mains gas, 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) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Local Authority

South Norfolk Council, Tax Band C

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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