

109 GURNEY ROAD

COSTESSEY, NORWICH. NR5 0HL

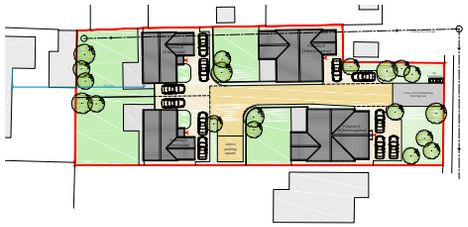
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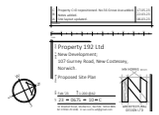
COSTESSEY, NORWICH. NR5 0HL

A spacious new detached 4 bedroom house on an exclusive development of just 4 new homes.

UEA 2.2 Miles | Norwich 3 Miles | Norwich Airport 3.7 Miles | Norfolk and Norwich Hospital 4.4 Miles | Norwich Station 5 Miles
(All distances approximate)

The property comprises a spacious and highly versatile new detached house located at the end of the popular Gurney Road on an exclusive new development of just 4 detached homes. The properties are being finished to an excellent specification.













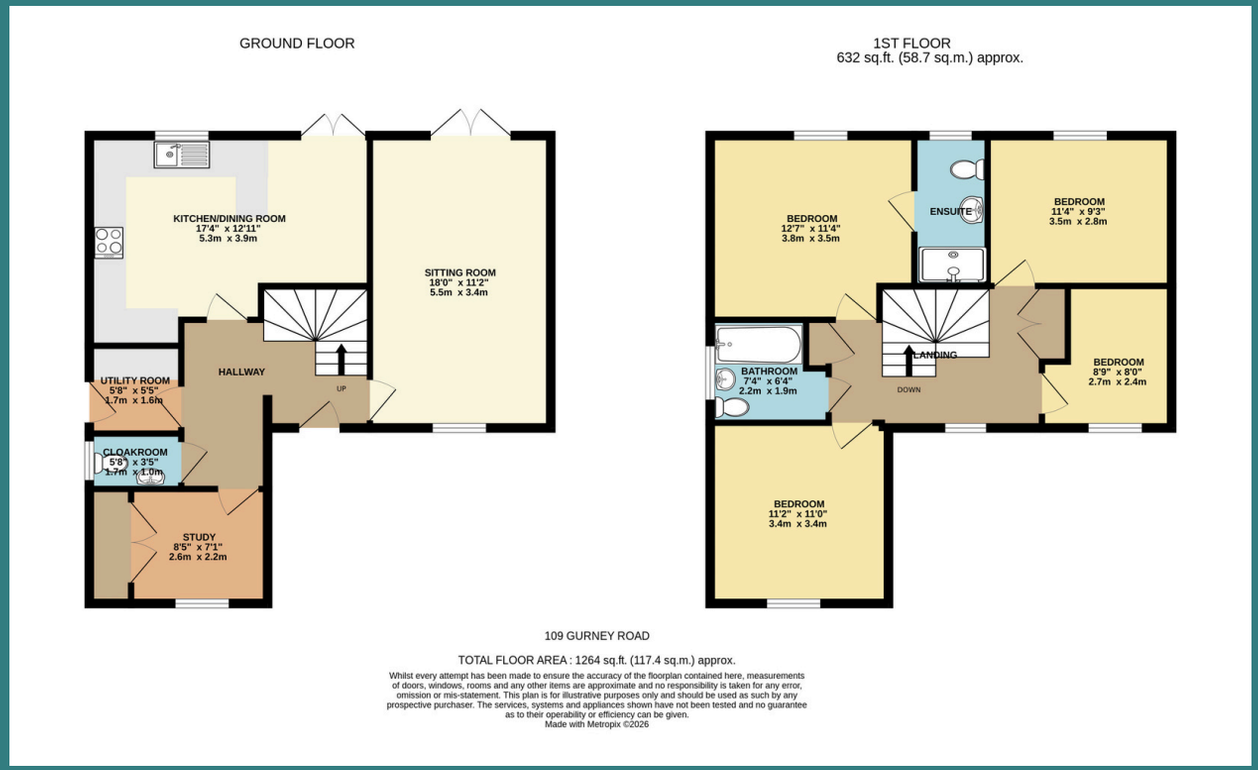


There is a spacious entrance hall at the heart of the house with stairs to the first floor and understairs cupboard. There is a double aspect sitting room with French doors to the garden and at the rear is an excellent open plan kitchen/dining room. French doors open to the paved patio. The kitchen is fitted with a range of contemporary wall and base units with Quartz worksurfaces and a range of integrated appliances including Bosch oven and induction hob plus a breakfast bar. There is a study to the front, cloakroom and a useful separate utility room. On the first floor there are 4 bedrooms with the principal having an ensuite shower room. There is also a family bathroom.

The house is located in the rear corner of the development and accessed via the shared drive leading to the private driveway and parking area. The rear garden has a patio for alfresco dining, area for lawn and a side gate.

Services - Mains water, electricity and drainage. Air source heating with underfloor. Solar panels with battery reserve. EV Charger. (Please note none of the services have been tested by Waveney and Broads)

Viewing - Strictly by prior appointment with



Waveney and Broads on 01603 575779.

Agent's Notes: The external front image is for illustrative purposes only to give an indication of the finished property. In addition, the internal images are computer generated to virtually stage the rooms to give an overall idea how they could look.
There will be a central drive in the development and the two houses will contribute 33.3% to the maintenance. 10 Year ICW Build Warranty

Waveney & Broads
ESTATE AGENTS

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