



39 LONGWATER LANE

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ICONIC
ESTATE AGENTS

Longwater Lane, New Costessey
£425,000 Freehold



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

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

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- Spacious detached bungalow
- Versatile Accommodation Exceeding 1,380 sq ft.
- Four Bedrooms & Principal En-Suite
- Impressive 19ft Open Plan Living Space
- Recently Updated Kitchen & Bathroom
- Generous Plot With Enclosed Garden
- Brand New Condensing Boiler In Utility
- Converted Garage Studio With Power
- Ample Driveway For Multiple Vehicles
- EPC Rating D / Council Tax Band C

Description

Set on a generous plot in a popular residential location, this substantially extended detached bungalow offers over 1,380 square feet of versatile accommodation.

The property provides four bedrooms, including a bay-fronted main bedroom with en-suite, a recently refitted family bathroom and an impressive open-plan kitchen, dining and sitting room.

The welcoming hallway leads to all four bedrooms, with the main bedroom benefiting from a bay window and modern three-piece en-suite. A further double bedroom is currently used as a bedroom and home office space, while the third bedroom enjoys a dual aspect with French doors opening onto the side garden. The fourth bedroom provides further flexibility and is also currently utilised as an office and benefits from underfloor heating. The family bathroom was re-fitted approximately two years ago and features both a bath with shower over and a separate glazed shower enclosure, together with a modern suite and shower board finishes. There is also a useful separate utility room with storage cupboards, worktop and sink, where the property's brand-new condensing boiler is located.

The main living space is a particular highlight, with the impressive 19ft open-plan kitchen, dining and sitting room providing an excellent space for both everyday living and entertaining, also benefitting from underfloor heating. The kitchen, also updated approximately two years ago, features a comprehensive range of wall and base units arranged in a practical G-shaped configuration, generous worktop space and a range of integrated appliances, including dishwasher, extractor and range-style oven and hob. There is also an American-style fridge freezer with built-in water filter. Velux windows, recessed spotlights and French doors overlooking the garden provide plenty of natural light, while the generous floor space allows for both dining and comfortable sitting areas.

Outside

Outside, the property benefits from a substantial shingle driveway providing ample parking for multiple vehicles. The private and enclosed rear garden offers a good degree of seclusion, with a large lawn, established planting, paved seating areas and a useful summer house. The former garage has been converted into a versatile studio, complete with power and lighting, making it ideal for use as a home office, workshop, hobby room or additional recreational space. Overall, this is a spacious and adaptable detached bungalow offering excellent living accommodation, generous outside space and a number of significant recent improvements.

Location

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 C

