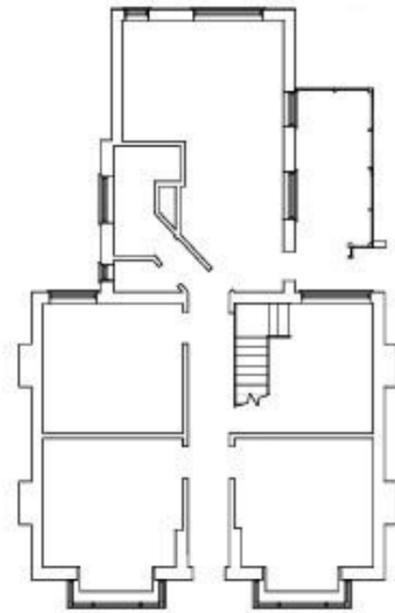


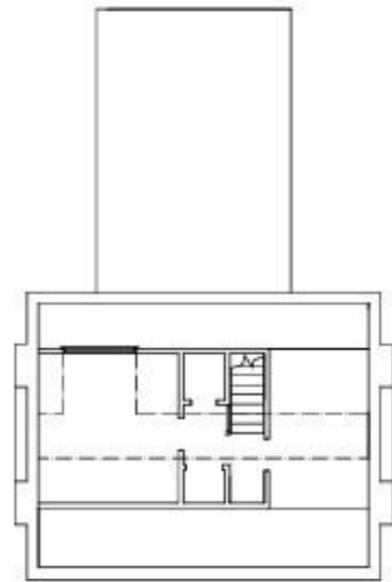


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ESTATE AGENTS

Gurney Road, New Costessey
£245,000 Freehold



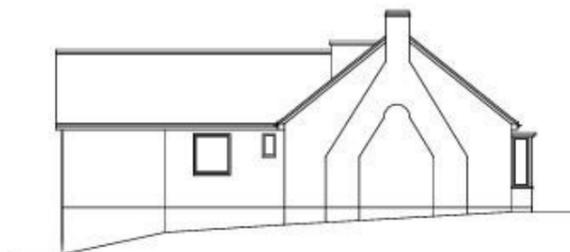
GROUND FLOOR LAYOUT PLAN



FIRST FLOOR LAYOUT PLAN



SOUTH WEST ELEVATION



NORTH WEST ELEVATION



NORTH EAST ELEVATION



SOUTH EAST ELEVATION

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.

- Three Bedroom Detached Chalet
- Excellent Investment Or Renovation Opportunity
- Generous Kitchen/Dining Room
- Loft Space For Further Conversion (STPP)
- Two Ground Floor Bedrooms & One First Floor
- Spacious Bay Fronted Sitting Room
- Bathroom & Separate W/c
- Requires Full Modernisation Throughout
- Council Tax Band D
- EPC Rating E

Description

We are delighted to present this three-bedroom chalet bungalow situated in the sought-after area of New Costessey.

Requiring complete renovation throughout, this property represents an excellent opportunity for investors or buyers seeking a project, and benefits from attractive views to the rear.

Competitively priced to encourage interest, the property offers significant potential to create a desirable family home.

The accommodation is entered via a welcoming entrance hallway, featuring a staircase rising to the first floor and doors providing access to all principal ground floor rooms. The sitting room is positioned to the front aspect and benefits from a bay window, creating a bright and comfortable living space, with an opening through to the adjoining dining room. The dining room provides a generous area for entertaining and also features a staircase leading to the first floor. Also accessed from the hallway are two well-proportioned double bedrooms, with the principal bedroom enjoying a bay window to the front aspect.

To the first floor, the landing leads to a further spacious bedroom. There is also considerable loft space which offers potential for conversion into an additional room, subject to the necessary planning permissions. To the rear of the property, the substantial kitchen/dining room is fitted with a range of wall and base units and enjoys pleasant views over the rear aspect. A side door provides access to a lean-to conservatory.

The ground floor accommodation is completed by a bathroom fitted with a two-piece suite, together with a separate WC.

Outside

Externally, there is a useful storage area located beneath the kitchen/dining room. To the front of the property is a lawned garden with a footpath providing side access to the rear.

The property was originally part of a larger plot, and planning permission has been granted for the development of three additional dwellings to the rear of Gurney Road (Planning Ref 2023 0227). As part of the agreed plans, the existing garage located to the rear of the property will be removed. The revised site layout for the bungalow will include the creation of a new access positioned to the left-hand side of the plot, providing driveway access alongside a one-metre boundary along the eastern side of the property. The new rear garden for the bungalow will extend back to align with the rear line of the existing garage footprint.

Further details regarding the planning permissions and site arrangements are available upon request. Please contact us for additional information.

Viewing Arrangements

Viewing is strictly through Iconic Estate Agents on 01603 261104

Services

Mains Drainage, Water, Gas, Electricity are all connected.

Local Authority

South Norfolk District Council Horizon Business Centre, Peachman Way, Norwich, NR7 0WF
Council Tax

Directions

From the A47 Dereham Road, turn right into Gurney Road and follow the road around where the property can be found on the right hand side.

