



24a West Road, Norwich

In Excess of £450,000



# 24a West Road

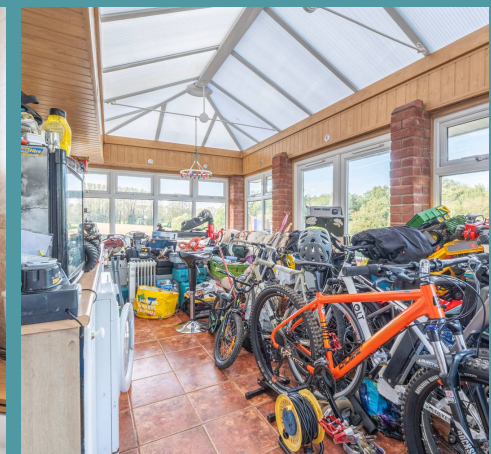
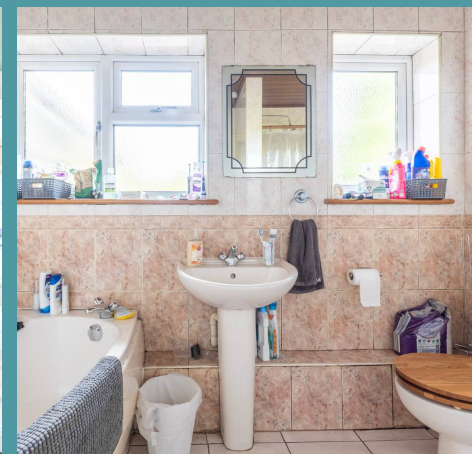
Norwich, Norwich

Found in a tranquil setting away from the bustle of the main road, this impressive 3-bedroom detached bungalow presents a rare opportunity to own a slice of serene countryside living. A lengthy driveway meanders through the plot, leading the way to this charming residence that sits proudly amidst the expansive grounds. The property lends itself to further expansion and modernisation given the amount of space you have to create your own haven.

## LOCATION

Costessey, a charming suburban area on the outskirts of Norwich, offers a blend of rural tranquility and urban convenience. Positioned just off the A47, it provides easy access to both the bustling city center and the scenic Norfolk countryside. The area is home to a variety of shops, including local convenience stores, supermarkets like Lidl and Aldi, as well as a range of independent retailers and takeaways. For larger shopping needs, Longwater Retail Park is nearby, featuring popular stores such as Sainsbury's, M&S Food, and The Range.

With a mix of modern developments and traditional homes, Costessey appeals to families and professionals alike. The green spaces, including the River Wensum and Costessey Park, add to the area's appeal, while its amenities, schools, and community facilities make it a desirable place to live within the NR5 postcode.







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### WEST ROAD

Inside, the bungalow gives a sense of warmth and comfort, with two reception rooms offering versatile spaces for relaxation and entertainment. The kitchen, filled with a range of units & spaces for white goods, also leads into the conservatory which allows for all reception spaces to flow well. Three double bedrooms give you plenty of space to give the family privacy, whilst they all share the spacious main bathroom.

The generously sized lawn garden is adorned with mature trees, offering a peaceful retreat where one can unwind and enjoy the beauty of the natural surroundings. The space extends out as far as the eye can see and is bordered by a full hedgerow and fields. Ample parking is available for over 10 vehicles, ensuring convenience for residents and guests alike. For those with grander visions, there is ample space to extend the property, subject to the necessary planning permissions.

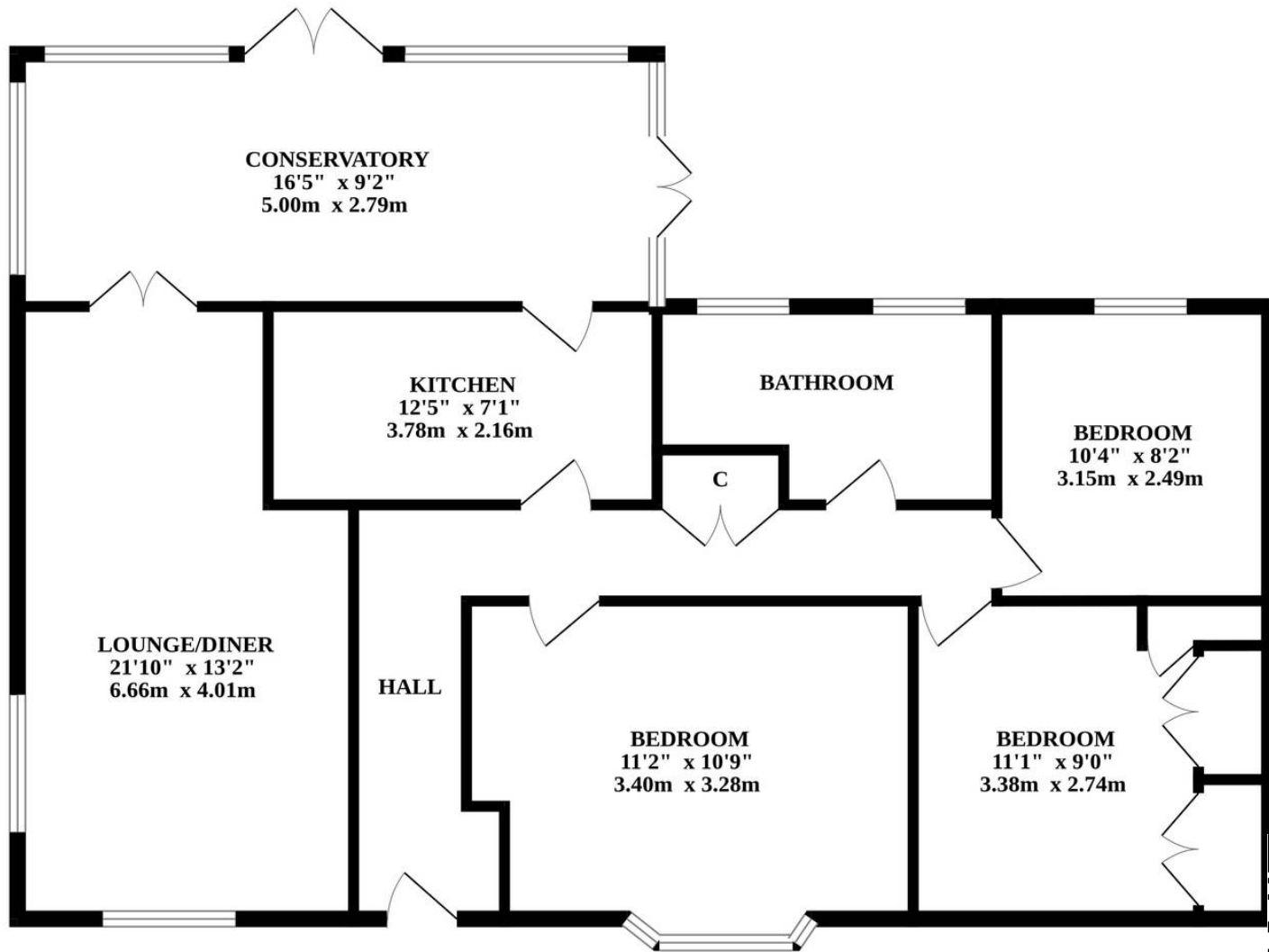
### AGENTS NOTE

We understand the property will be sold Freehold, connected to all mains services with gas central heating.

Boiler fitted in 2016 and has been serviced yearly.



# 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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