propertyladder









Olive Close, Norwich, NR5

CHAIN FREE! A Four Bedroom Detached Cul-De-Sac Home.

£375,000 to £400,000 FREEHOLD

BRITISH PROPERTY AWARDS
2023, 2024 & 2025
★ ★ ★ ★ ★
GOLD WINNER
ESTATE AGENT IN NORWICH (NR10-16)

Where Family Living Can Truly Flourishes

Offered to the market chain free, this impressive detached family home has been thoughtfully extended and reconfigured to provide exceptionally versatile accommodation, ideally suited to modern family living. Boasting four well-proportioned bedrooms, three bathrooms and a stunning open plan kitchen/dining area, the property offers generous proportions and an excellent balance of space and practicality throughout.

The ground floor comprises a welcoming entrance hall, a versatile fourth bedroom complete with a contemporary en-suite shower room, and a formal living room which flows through to the truly impressive open plan kitchen/diner positioned at the rear of the property. Flooded with natural light from an array of skylights, this fantastic space features a substantial central island, a range of high specification integrated appliances and French doors opening directly onto a generous decking area. A practical utility room further completes the ground floor. To the first floor, a central landing provides access to three further bedrooms, one of which benefits from its own en-suite shower room, alongside a stylish modern family bathroom. Combining generous proportions, thoughtful design and excellent flexibility, this is a fantastic opportunity to acquire a substantial family home.



"The rear garden is a particularly appealing feature of the property. Enjoying a desirable south easterly aspect"



- **Extended Detached Home**
- **No Onward Chain**
- **Modern Kitchen Diner With Skylights**
- **Three First Floor Bedrooms & One Ground Floor Bedroom**
- **Two En-Suite Shower Room & First Floor Family Bathroom**
- **Ample Off Road Parking & Generous Rear Garden**
- **Quiet Position To Rear Of Cul-De-Sac**
- **Formal Living Room & Practical Utility Room**



Location

Olive Close is ideally positioned within the established residential area of New Costessey, just off Norwich Road, offering convenient access to a wealth of local amenities and facilities. Within the immediate vicinity, residents can enjoy a range of independent shops, convenience stores, a local Post Office, pharmacy and everyday amenities along Norwich Road and Dereham Road. The nearby Longwater Retail Park is also easily accessible, providing an excellent selection of major retailers, including Sainsbury's, Marks & Spencer, Boots, The Range and Next, alongside various cafés, restaurants and leisure facilities. For families, there is a good choice of nearby schooling, including Valley Primary Academy, Clover Hill Infant and Nursery School and Ormiston Victory Academy for secondary education. The area also benefits from excellent opportunities for outdoor recreation, with the nearby Marriott's Way offering picturesque walking, running and cycling routes, alongside the River Tud and surrounding green spaces.









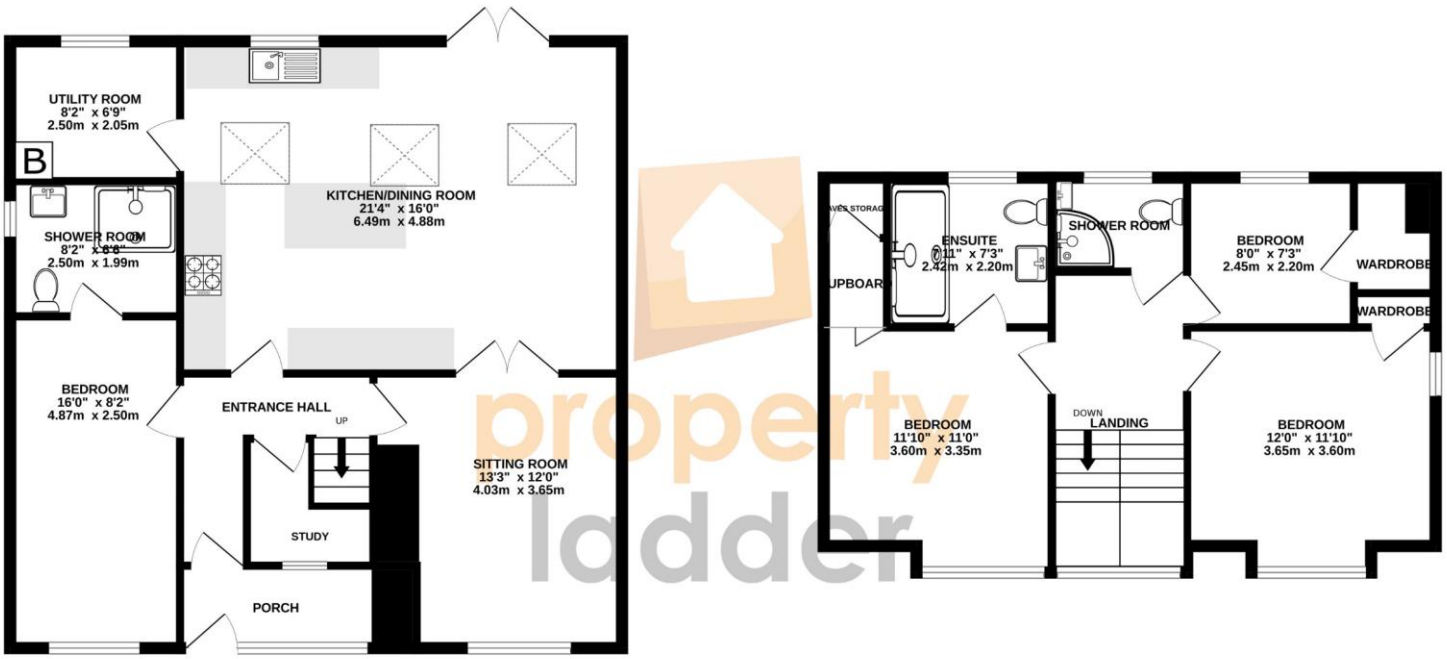


Outside

Outside, the property benefits from a large driveway and offers ample off road parking. The rear garden is a particularly appealing feature of the property. Enjoying a desirable south easterly aspect, the garden is fully enclosed, creating a private and secluded outdoor space complemented by a variety of established planting, mature shrubs and trees. A raised decking terrace, positioned beneath a timber pergola, provides an excellent setting for outdoor dining, entertaining and relaxation during the warmer months. The remainder of the garden is predominantly laid to lawn, with the added benefit of a useful brick built storage room offering valuable additional storage space.

GROUND FLOOR
843 sq.ft. (78.4 sq.m.) approx.

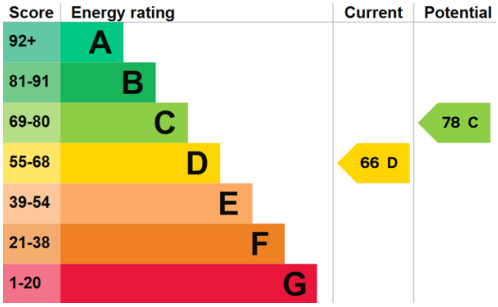
1ST FLOOR
544 sq.ft. (50.6 sq.m.) approx.



TOTAL FLOOR AREA : 1388 sq.ft. (128.9 sq.m.) approx.

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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Full EPC available upon request



Council Tax Band: C

Local Authority: South Norfolk Council

Services Connected: Mains Water, Mains Drainage, Mains Gas, Electricity



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