



2a Oval Road, Norwich

Offers in Region of £325,000

2a Oval Road

Norwich

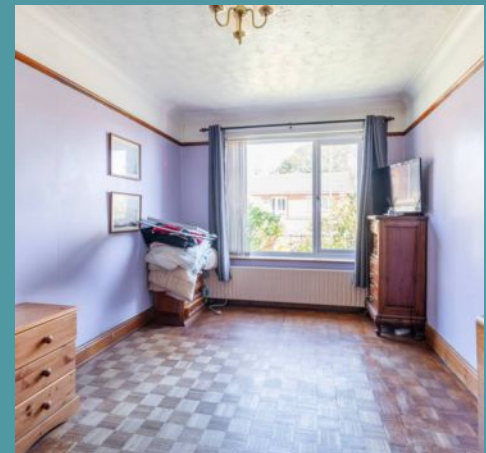
Set in the sought-after area of New Costessey, this spacious and versatile home on Oval Road offers a fantastic opportunity for families or anyone looking for generous living space both inside and out. With multiple reception rooms, including the option of a fourth bedroom on the ground floor, the layout is ideal for flexible family living or working from home. The stylish kitchen/breakfast room and modern ground-floor shower room add both comfort and practicality. Upstairs, three well-sized bedrooms and a separate cloakroom provide plenty of room for everyone. Outside, the home sits on a rare double plot with two driveways, a garage, and an enclosed rear garden perfect for entertaining, relaxing, or play. With its great location, excellent amenities nearby, and room to make your own mark, this is a home that ticks all the right boxes.

Location

New Costessey is a highly desirable area located just a short drive northwest of Norwich city centre. Known for its friendly community and family-focused environment, the area offers a strong mix of everyday amenities and services.

Within walking distance, you'll find a local bakery, hair salon, convenience store, and the popular Kind Coffee – a favourite spot for locals to grab a drink and relax. There are also well-regarded schools and green spaces nearby, perfect for families and those who enjoy spending time outdoors.

Longwater Retail Park is just a few minutes away and features larger stores like Sainsbury's, M&S, and Boots, along with a variety of food outlets and services. With excellent bus links and easy access to the A47, New Costessey is a well-connected and practical place to call home.





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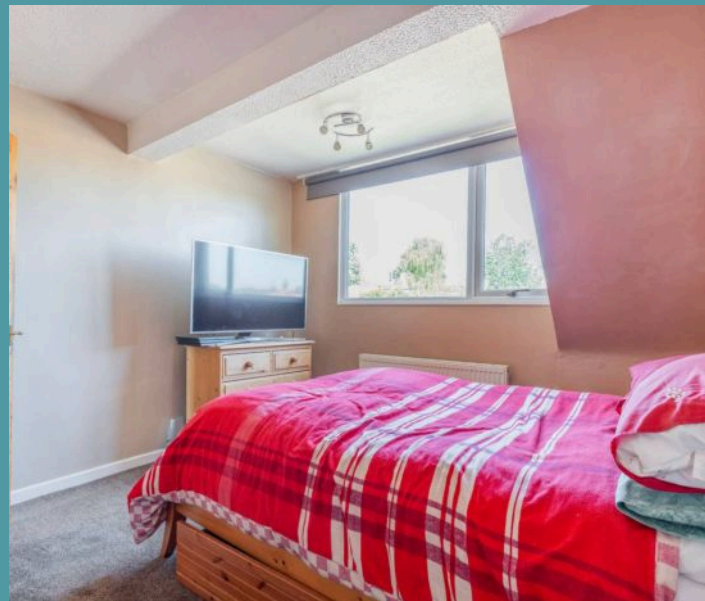
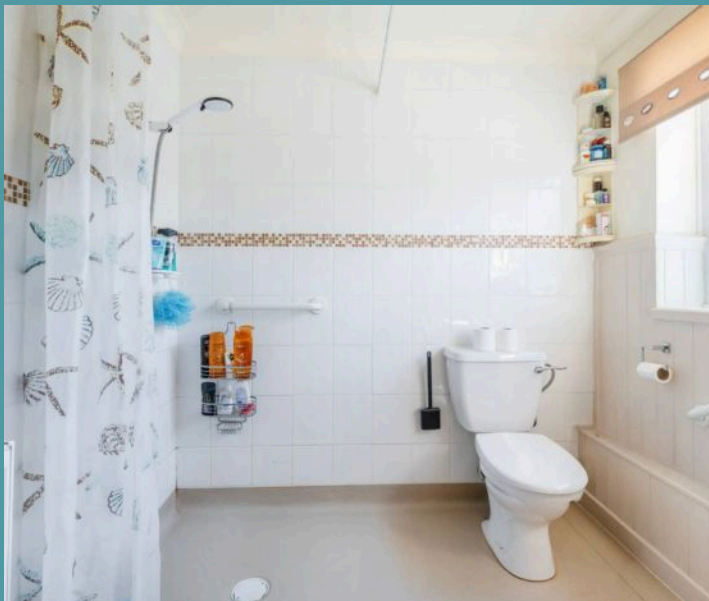
Norwich

Oval Road

Stepping inside, you're welcomed into a welcoming entrance hall with stairs leading to the first floor and doors opening to all main rooms. The front of the house features a light-filled lounge with a lovely fireplace, as well as another versatile reception space that could serve as a fourth bedroom or additional sitting area.

The ground floor also benefits from a modern shower room complete with a walk-in shower, non-slip flooring, and a heated towel rail for comfort. The kitchen/breakfast room is well-designed, with fitted units, worktops, and appliances, along with a door and window leading to the rear garden.

Upstairs, you'll find three good-sized bedrooms, all with double-glazed windows and radiators, plus a conveniently located cloakroom. The loft has been boarded and fitted with lighting, offering excellent additional storage space. The house sits on a large double plot, providing ample parking with two driveways, a brick-built garage, and extra parking to the side. There is also a piece of land to the side of the property which previously had planning permission—offering exciting potential for extension or development, subject to planning permission (STPP).





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The enclosed rear garden is not overlooked and offers diverse patio areas, astro turf, a garden shed, and side access, making it a perfect outdoor space for relaxing and entertaining. There is also an abundance of storage throughout the property, adding to its practicality.

This lovely home combines spacious interiors with generous outdoor space, versatile living options, and exciting potential, making it an ideal family home or a rewarding project. The current vendors have enjoyed living here for over 30 years, a true testament to the comfort and appeal of this wonderful property.

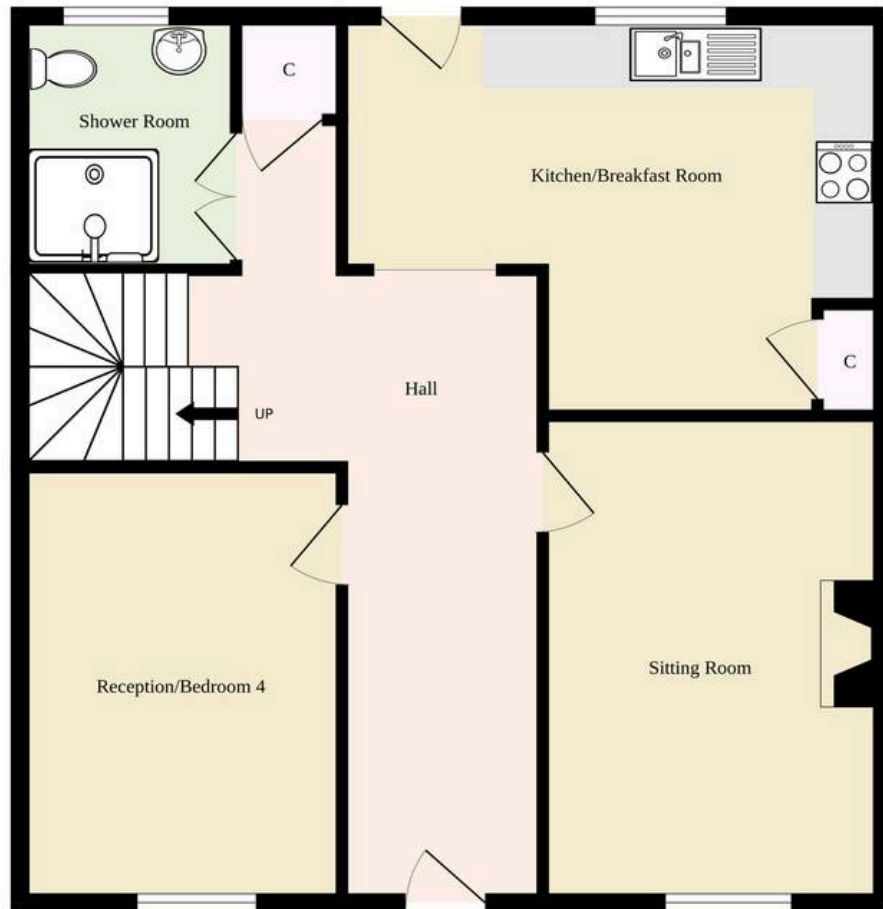
Agents Note

Sold Freehold

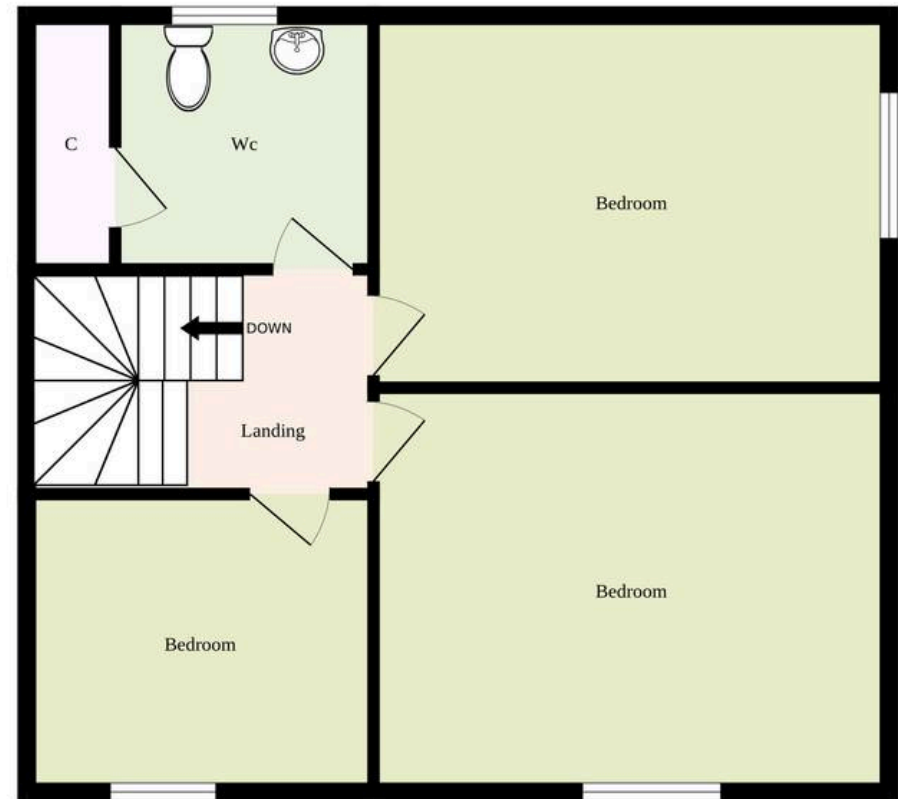
Connected to all mains services.



Ground Floor



1st 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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