



Lord Nelson Drive, Costessey, Norwich

Guide Price £290,000 - £300,000 Freehold

Energy Efficiency Rating : 80

- ✓ Semi-Detached Townhouse
- ✓ Accommodation Over Three Floors
- ✓ Opposite Open Parkland
- ✓ Kitchen & Sitting/Dining Room
- ✓ Cloakroom, Bathroom & En suite
- ✓ Four Bedrooms with Built-In Wardrobes
- ✓ Off Road Parking & Garden
- ✓ Garage with Power & Light

To arrange an accompanied viewing please call our Costessey Office on 01603 336446





Enjoying a BEAUTIFUL POSITION opposite OPEN PARK LAND and enjoying a NON OVERLOOKED ASPECT to both the front and rear, this SEMI-DETACHED TOWNHOUSE boasts accommodation over THREE FLOORS, with HARD WEARING FLOOR COVERINGS, and finishes over and above the standard TAYLOR WIMPY builds. Upon entering you are greeted with a HALL ENTRANCE with doors to the KITCHEN/BREAKFAST ROOM, cloakroom and GENEROUS SITTING/DINING ROOM with FRENCH DOORS to the rear garden. Heading up the first set of stairs, THREE BEDROOMS are accessed off the landing, along with the THREE PIECE FAMILY BATHROOM. The second floor offers the MAIN BEDROOM with a DRESSING AREA and EN SUITE SHOWER ROOM. The current vendors have added BUILT-IN STORAGE and WARDROBES, an alarm system and really made this HOUSE INTO A HOME.

LOCATION

Lord Nelson Drive is located at the front of the popular Hampdens development, just outside Costessey, and a short drive from Longwater Retail Park. Various amenities can be found close by within a short drive, including shops, schooling and major transport links, including to the A47. The property is just a short walk from Roundwell Medical Centre.

DIRECTIONS

You may wish to use your Sat-Nav (NR5 0UE), but to help you...Leave Norwich via Dereham Road continuing over the roundabout and two sets of traffic lights. Take the third exit straight over the second roundabout, approaching the traffic lights with The Roundwell Medical Centre. Turn left at the traffic lights onto Bawburgh Lane, and follow the road to your right. At the T-junction turn left onto Lord Nelson Drive, following the road to the right, and to the left, where the property can be found on your right hand side.

AGENTS NOTE

There is an annual service charge which has been charged for the billing period 1 Jul 2020 - 30 June 2021 at £164.88. The property is also under NHBC Warranty until August 2023

The property is approached via a hard standing pathway, with an adjacent driveway providing off road parking for multiple vehicles, access to the garage and rear garden.

Composite entrance door to:

ENTRANCE HALL

Karndean stone effect moisture resistant flooring, radiator, stairs to first floor landing, thermostat heating control, smooth ceiling, doors to:

KITCHEN/BREAKFAST ROOM

12' 4" x 8' 9" (3.76m x 2.67m) Fitted range of wall and base level units with complementary rolled edge work surfaces, and inset one and a half bowl stainless steel sink and drainer unit with mixer tap, matching up-stands, inset gas hob and built-in electric oven with stainless steel splash backs and extractor fan above, Karndean stone effect moisture resistant flooring, integrated fridge freezer and washing machine, space for dishwasher, radiator, uPVC double glazed window to front, smooth ceiling.

CLOAKROOM

Two piece suite comprising low level W.C, pedestal hand wash basin with mixer tap, tiled splash backs, ceramic tile flooring, chrome heated towel rail, uPVC obscure double glazed window to side, electric fuse box, extractor fan, smooth ceiling.

SITTING ROOM

16' 2" x 15' 6" (4.93m x 4.72m) Karndean stone effect moisture resistant flooring, radiator x2, uPVC double glazed full height windows and French doors to rear garden, television and telephone point, built-in under stairs storage cupboard, smooth ceiling.

STAIRS TO FIRST FLOOR LANDING

Fitted carpet, radiator, stairs to second floor landing, smooth ceiling, doors to:

DOUBLE BEDROOM

10' 6" x 6' 9" (3.2m x 2.06m) Wood effect flooring, radiator, uPVC double glazed window to rear, smooth ceiling.

DOUBLE BEDROOM

13' 5" x 8' 6" (4.09m x 2.59m) Wood effect flooring, radiator, uPVC double glazed window to rear, built-in wardrobe with sliding mirrored doors, built-in shelving and rails.

DOUBLE BEDROOM

11' 2" x 8' 6" (3.4m x 2.59m) Wood effect flooring, radiator, uPVC double glazed window to front, smooth ceiling.

FAMILY BATHROOM

Three piece suite comprising low level W.C, pedestal hand wash basin with mixer tap, panelled bath with mixer shower tap and glazed shower screen, tiled walls, ceramic tile flooring, uPVC obscure double glazed window to front, extractor fan, smooth ceiling.

STAIRS TO SECOND FLOOR LANDING

Fitted carpet, smooth ceiling, door to:

DOUBLE BEDROOM

15' 6" x 14' 8" Max. (4.72m x 4.47m) Wood effect flooring, radiator, television and telephone point, uPVC double glazed window to front, built-in over stairs storage cupboard, leading to:

DRESSING AREA

Wood effect flooring, radiator, range of built-in bespoke wardrobes which have be shaped into the eaves, smooth ceiling with velux window to rear, door to:

EN SUITE

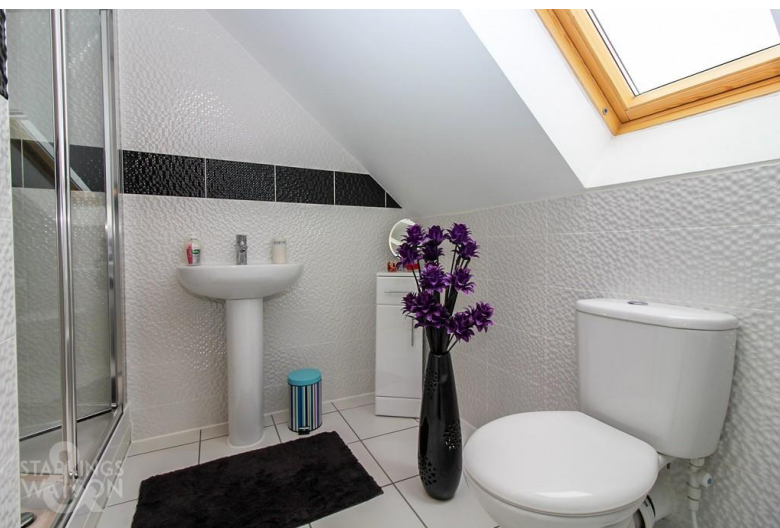
Three piece suite comprising low level W.C, pedestal hand wash basin with mixer tap, shower cubicle with thermostatically controlled shower, tiled walls, ceramic tiled flooring, chrome heated towel rail, velux window to rear, smooth ceiling with extractor fan.

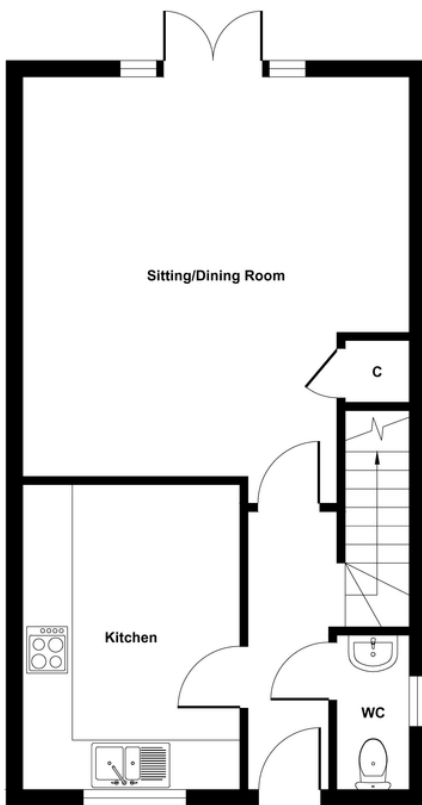
OUTSIDE REAR

Leaving the property via the sitting room French doors, the rear garden is fully enclosed with timber panelled fencing, and enjoys a non-overlooked rear aspect. The garden is mainly laid to lawn with a side access gate leading to the parking and garage.

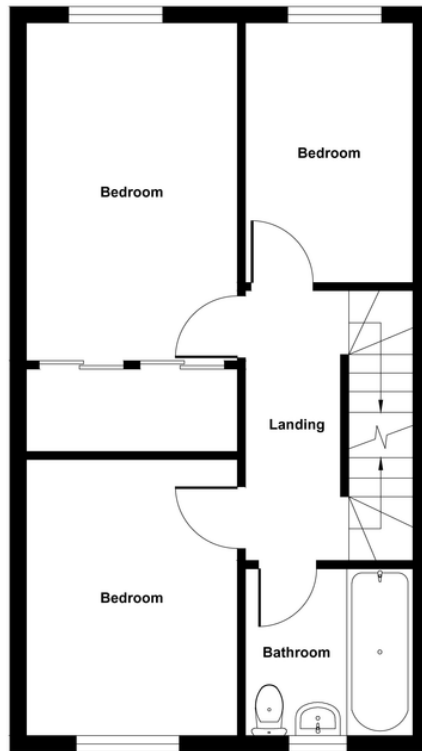
GARAGE

Up and over door to front, power and lighting.

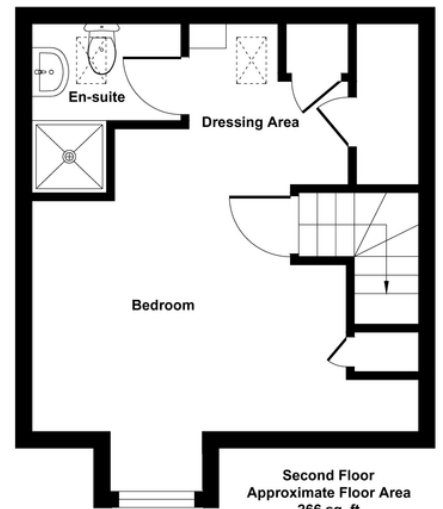




Ground Floor
Approximate Floor Area
449 sq. ft
(41.71 sq. m)



First Floor
Approximate Floor Area
449 sq. ft
(41.71 sq. m)



Second Floor
Approximate Floor Area
266 sq. ft
(24.71 sq. m)

Approx. Gross Internal Floor Area 1164 sq. ft / 108.13 sq. m



Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements