

LORD NELSON DRIVE

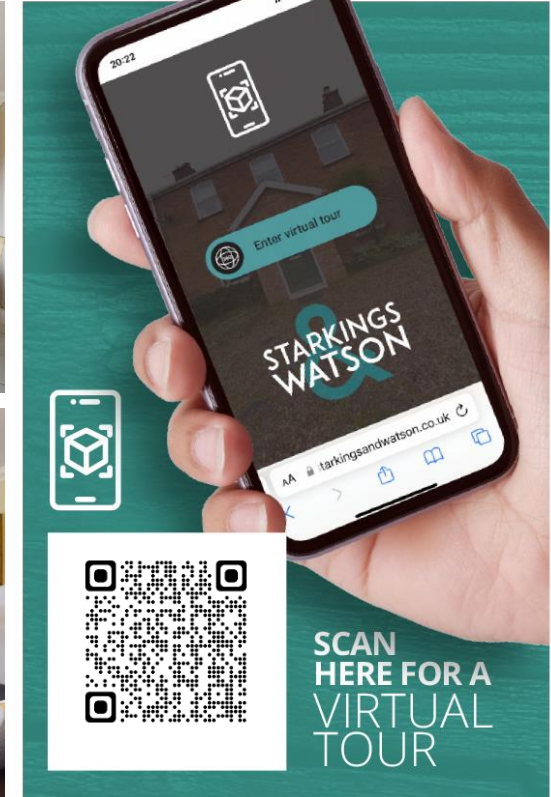
Costessey, Norwich NR5 0UF

Freehold | Energy Efficiency Rating : B

To arrange an accompanied viewing please pop in or call us on 01603 336446

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STARKINGS & WATSON

- Mid-Terrace Town House
- Impressive Accommodation Over Three Floors
- Sought After Location Opposite Green Space
- Presented In Immaculate Order
- Five Bedrooms & Three Bathrooms
- Kitchen/Dining Room & Utility Room
- Enclosed & Private Rear Garden
- Off Road Parking & Single Garage

IN SUMMARY

VENDOR HAS FOUND! Arranged over three floors, this IMPRESSIVE HOPKINS built TOWN HOUSE is IMMACULATELY PRESENTED and offers accommodation in the region of 1500 sq ft (stms) with FIVE BEDROOMS, THREE BATHROOMS, TWO RECEPTION ROOMS and a utility room - all of which could be configured flexibly to suit your needs. The property is also located opposite GREEN SPACE ideal for family living and has a LANDSCAPED REAR GARDEN perfect for a hot tub and outside entertaining. To the rear beyond the garden is a parking area with off road parking and a SINGLE GARAGE. The property has GAS FIRED central heating and is uPVC DOUBLE GLAZED throughout with an EPC rating of B. The property has been well cared for by the same owner since new and would make a fantastic family home for any new purchaser.

SETTING THE SCENE

Approached from a paved pathway to the front with a small front garden and located opposite the green space. To the rear of the property there is a shared parking area where the allocated parking can be found in front of the garage. There is gated access to the rear garden leading from the parking area.

THE GRAND TOUR

The ground floor entrance hallway provides a welcoming space with built-in storage for coats and shoes and gives access to the first floor. From the hallway you will find a front bedroom which is currently used as a reception room, a large family shower room with W.C, hand wash basin and thermostatic shower. There is then a generous double bedroom to the rear with French doors opening onto the garden, this room again could easily be used as a reception if required. Next to this there is a separate utility room with an integrated washing machine and tumble dryer, and giving access to the rear garden and housing ample cupboard and storage space, space for all the white goods including washing machine and tumble dryer, the wall mounted gas boiler and a separate sink. Heading up onto the first floor this is where the main reception space can be found. The kitchen/dining room is located to the rear and is semi open plan to the main sitting room with double doors and houses plenty of cupboard space with rolled edge worktops, integrated dishwasher and fridge/freezer as well as electric double oven grill and gas hob, there is a one and a half bowl sink and drainer as well as two windows overlooking the rear. You will find plenty of space also for a large dining table. The sitting room is a comfortable space overlooking the green space to the front via two large sash windows. There is also a feature fireplace housing a gas fire. Heading up to the top floor, accessed off the landing are three further bedrooms. To the front the main bedroom with ample built in storage and an en-suite with thermostatic shower, w/c and hand wash basin. There are two bedrooms found to the rear one of which has built in wardrobes and as well as the three piece family bathroom with panelled bath.



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THE GREAT OUTDOORS

The well presented landscaped rear garden provides the perfect low maintenance space to enjoy all year round and can be found accessed via the utility room or ground floor bedroom. The garden combines artificial lawn, paved patio, raised planting areas, decking, space for a hot tub and a small timber shed. There is gated access to the rear leading to the shared parking area and the garden is fully enclosed with timber fencing.

OUT & ABOUT

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.

FIND US

Postcode : NR5 0UF

What3Words : ///lace.fuses.armrests

VIRTUAL TOUR

View our virtual tour for a full 360 degree of the interior of the property.

AGENTS NOTE

Buyers are advised the garage is a separate leasehold title to the house located below a coach house apartment with allocated parking in front. There is a nominal charge of approximately £25 per annum for the lease and ground rent and we believe the term was 999 years from new.

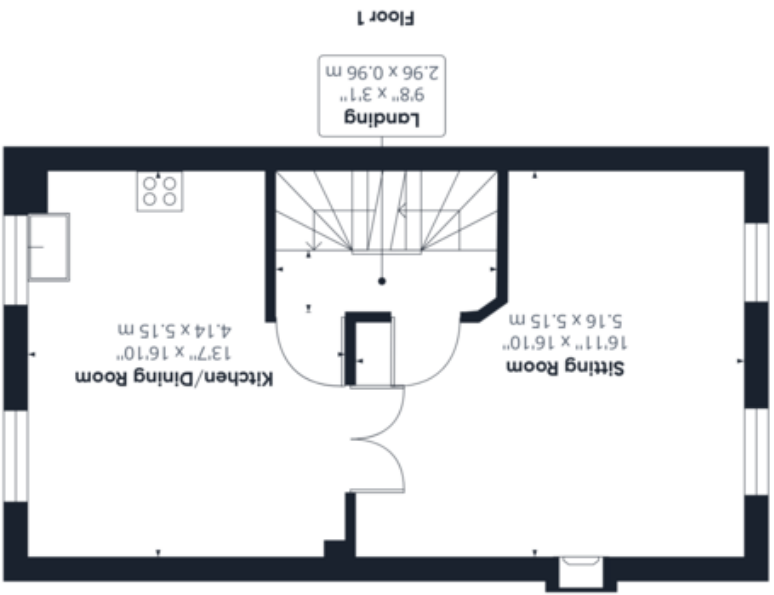
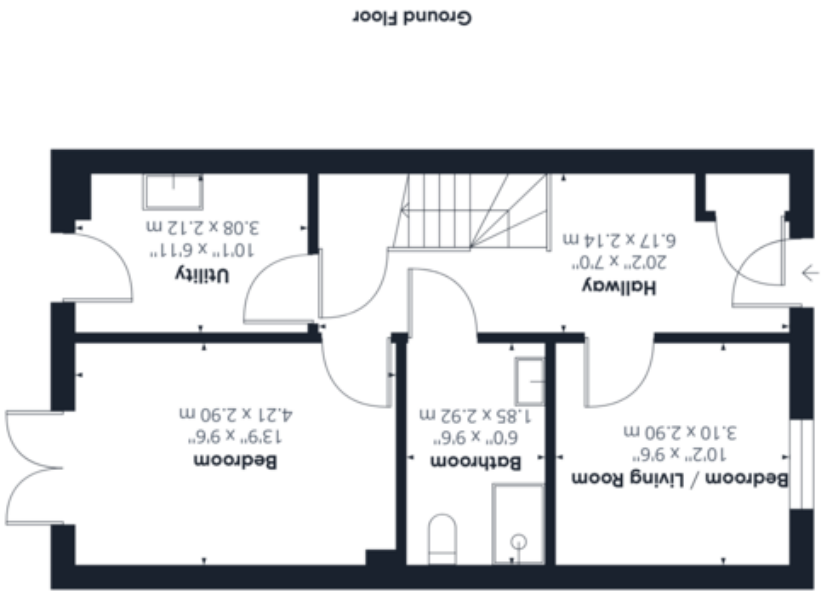
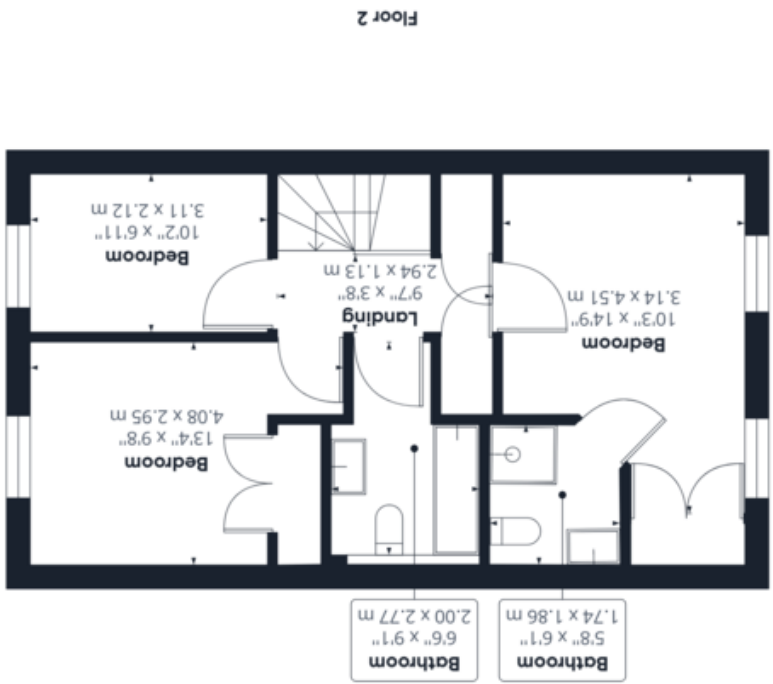
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Price:



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GIRAFFE 360

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

(1) Excluding balconies and terraces

Approximate total area⁽¹⁾

1494.68 ft²

138.86 m²