

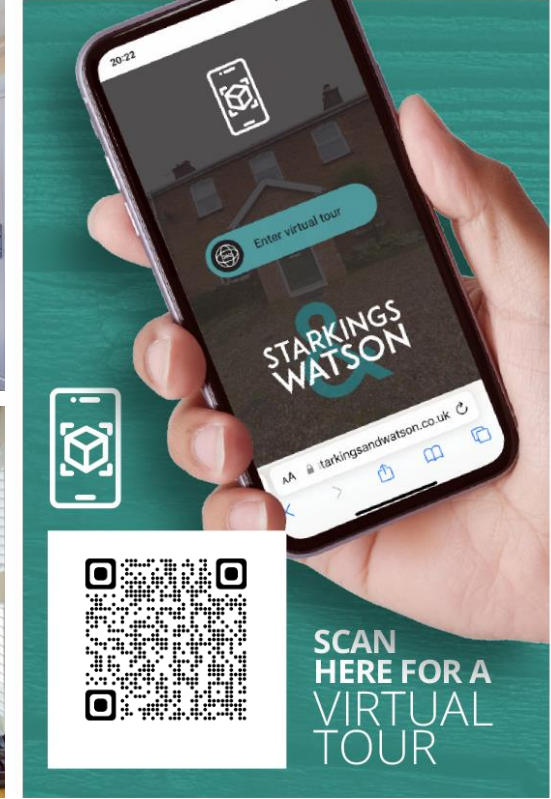
LORD NELSON DRIVE

The Hampdens, Norwich NR5 0UE

Freehold | Energy Efficiency Rating : C

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

FOR SALE PROPERTY



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STARKINGS WATSON

- Townhouse with Georgian Styling
- Approx. 1100 Sq ft (stms)
- Solar Panels & Battery for Energy Efficiency
- Sitting Room with Fitted Shutters
- Recently Decorated & Updated
- Three Bedrooms
- En Suite, Bathroom & En-Suite
- Off Road Parking, Garage & Gardens

IN SUMMARY

ENERGY EFFICIENT HOME with 5.32kW SOLAR PANELS and a BATTERY for storing additional energy! OVERLOOKING green space and a play area, this THREE BEDROOM TOWNHOUSE is semi-detached with OVER 1100 Sq. ft (stms) of spacious accommodation. Built by HOPKINS with a 'mock' Georgian style including SASH WINDOWS, the efficiency of this home doesn't stop with the solar panels, LOW ENERGY LED LIGHTING has been installed throughout along with great insulation. With a ground floor comprising SITTING ROOM with FITTED SHUTTERS, open plan KITCHEN/DINING ROOM, entrance hall and cloakroom. To the first floor, TWO DOUBLE BEDROOMS coupled with a MODERN BATHROOM SUITE and the second floor a further DOUBLE BEDROOM, with BUILT-IN STORAGE and an EN-SUITE. There is a DRIVEWAY and SINGLE GARAGE with gated access to the rear garden.

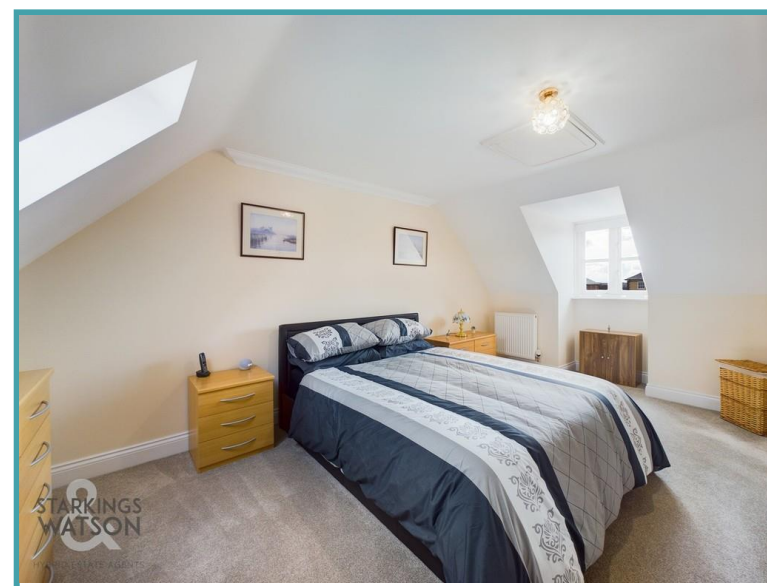
SETTING THE SCENE

As you approach this home after turning onto the small close which is set back from the main Lord

Nelson Drive, there is a shingle driveway to the front of a single garage. Access is provided to the property over a hard standing footpath with adjacent crushed granite chippings and a low evergreen hedge. The rear garden is reached through a timber gate.

THE GRAND TOUR

Entering this immaculately presented home, you step into the entrance hall which has fitted carpet, built-in storage which is set under the stairs and houses the solar panel system including the battery (The battery storage is available via separate negotiations). The entrance hall leads to a cloakroom with a two piece suite and window to side, sitting room and the kitchen/dining room. The sitting room itself has a matching fitted carpet, double glazed sash windows to front with fitted shutters and double doors which lead you into the kitchen/dining room. In this open plan space, there are fitted wall and base level units with ample work surfaces, integrated appliances which include a double oven, washing machine and dishwasher. Space is provided for the fridge freezer and in front of the French doors, a dining table. Heading up to the first floor, two double bedrooms can be found, both of which have built-in wardrobes and there is a family bathroom with three piece suite which has been updated with a new glass screen on the bath, new blind and decorated in the last 12 months. The landing itself is home to an airing cupboard which has a Solar iBoost system which heats the hot water tank via excess solar energy to save on heating. The top floor is dedicated to the main bedroom and has an en suite shower room.



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THE GREAT OUTDOORS

The fully landscaped rear gardens feature an area of crushed granite chips in place of a patio with space for a garden furniture set. There is an artificial lawn at the centre and a raised walkway which leads to the garage and timber outbuilding which is carpeted and finished with power and light. The outbuilding has an EPDM roof which was professionally fitted and there is an LED tape light for night lighting. The garage has a personnel door to side and up and over door to front.

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 0UE

What3Words : ///curtains.amazed.pirate

VIRTUAL TOUR

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

AGENTS NOTE

The garage is leasehold with a yearly service charge and ground rent in the region of £68. The property benefits from 5.32 kW array of solar panels on the roof. In 2022 the solar array produced 5352 kWh of power and the home consumed around 3100 kWh of electrical energy. The garage has existing cable for up to 32A single phase EV charger - The current Zappi EV charger and the storage batteries will be removed.

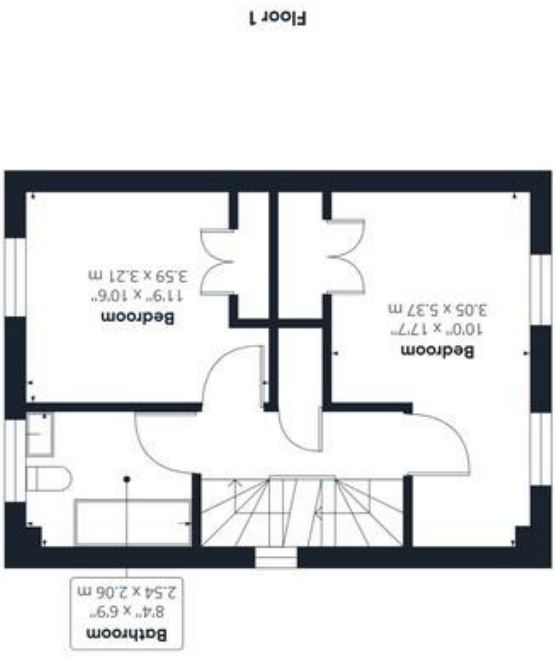
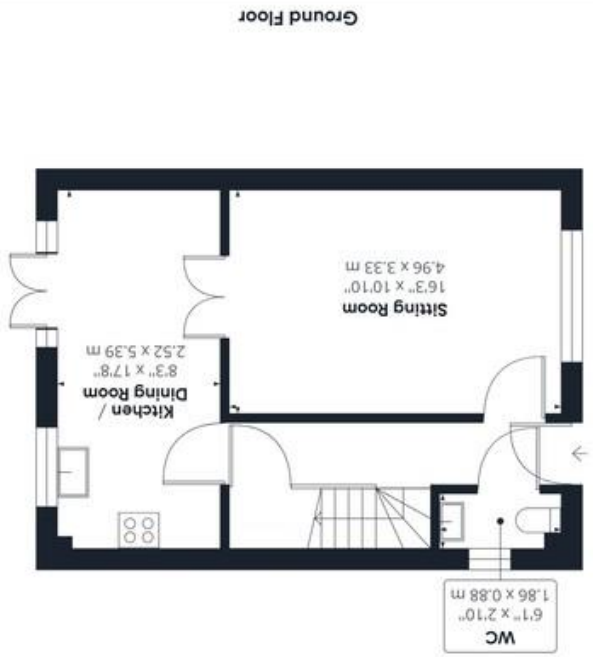
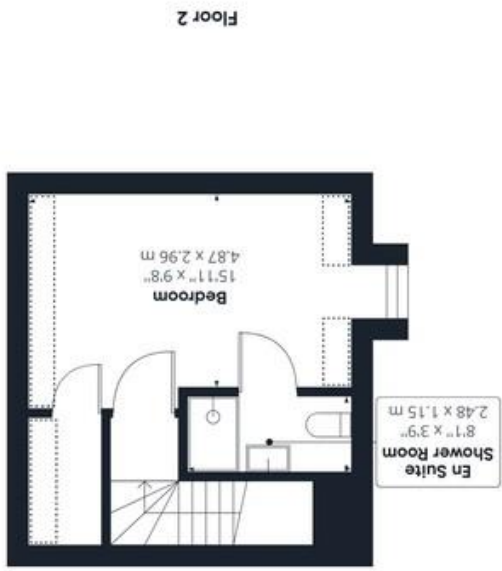
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Price:



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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.

Reduced headroom (below 1.5m/4.92ft)

(1) Excluding balconies and terraces

Approximate total area⁽¹⁾
1093.32 ft²
101.57 m²

Reduced headroom
30.62 ft²
2.84 m²