

WORCESTER ROAD

**Norwich NR5 0UJ**

Freehold | Energy Efficiency Rating : C

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

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**PROPERTY**



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**STARKINGS WATSON**

- Substantial Detached Family Home
- Gated Driveway with Double Garage
- Landscaped Gardens with Lawn & Decking
- Newly Fitted Kitchen/Dining Room
- Hall Entrance with Cloakroom
- Three Reception Rooms
- Four Bedrooms
- En Suite, Family Bathroom & Cloakroom

#### IN SUMMARY

This SUBSTANTIAL DETACHED FAMILY HOME is DRESSED TO IMPRESS, with OUTSTANDING OUTSIDE SPACE and a GATED DRIVEWAY. With a prominent corner position, the PLOT the property occupies is second to none, with a LARGE DRIVE leading to the DOUBLE GARAGE with electric doors. Internally, the property is SHOW HOME READY and highly versatile, with a hall entrance, NEWLY FITTED KITCHEN/DINING ROOM with a HIGH SPECIFICATION FINISH, 15' sitting room, study, SNUG/DINING ROOM and even the CLOAKROOM has been decorated in a STRIKING STYLE. Upstairs, FOUR BEDROOMS lead off the landing, including the MAIN BEDROOM with DOUBLE ASPECT WINDOWS, VAULTED CEILING and EN SUITE SHOWER ROOM. Lastly, the family bathroom completes the layout. Outside, the GARDEN has been PLANTED, landscaped with decking and a LOG CABIN installed with a HOT TUB.

#### SETTING THE SCENE

From the road, a walled front boundary with wrought iron gates leads to the tarmac driveway. Ample

parking is provided with lawns opposite, and access to the double garage and gated rear garden.

Situated on the fringes of the development, there is easy access to the Dereham Road for Norwich and the A47 Longwater.

#### THE GRAND TOUR

Heading inside, the property is show home ready! A striking wood effect floor runs through the entire ground floor, with storage under the stairs and doors leading to all the ground floor rooms. Starting with the cloakroom, whilst being the smallest room in the house, a great deal of thought has been put in to create a memorable space with a feature timber clad wall. Next door, the snug/dining room is currently used as a reception space with the matching wood effect flooring, whilst being opposite the kitchen. Having been recently remodelled this open plan kitchen/dining space offers a high specification range of units, with quartz work surfaces, integrated cooking appliances, dishwasher and fridge freezer. With twin windows overlooking the front driveway, French doors open straight onto the rear decking. There is ample space for both soft furnishings and a table, or you could introduce a central island with breakfast bar. Back to the hall, the study leads off, with the sitting room next door, again with a dual aspect and French doors to the garden. Heading upstairs, the four bedrooms lead off the landing, in an L-shaped style. To the left as you head up, one bedroom is carpeted and offers a dual aspect, and the smallest offers wood effect flooring and a built-in wardrobe. The guest bedroom also offers wood



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effect flooring, with the family bathroom next door - with a four piece suite including a separate shower cubicle. The main bedroom is under a vaulted ceiling and featured wood panelling for a contemporary finish, with a built-in wardrobe, and re-fitted en suite shower room with fully tiled walls.

#### THE GREAT OUTDOORS

Heading outside, a substantial decked seating area can be found, running from the garage and to the two sets of ground floor French doors. Gated access leads to the drive, whilst the decking sweeps around to the log cabin which offers a bar area and hot tub. Next door, a covered seating area can be found, whilst a variety of planting can be found to the borders.

#### OUT & ABOUT

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 0UJ

What3Words : ///pitch.branched.vaccines

#### VIRTUAL TOUR

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

#### AGENTS NOTE

An annual service charge for the upkeep of communal green space is applicable.

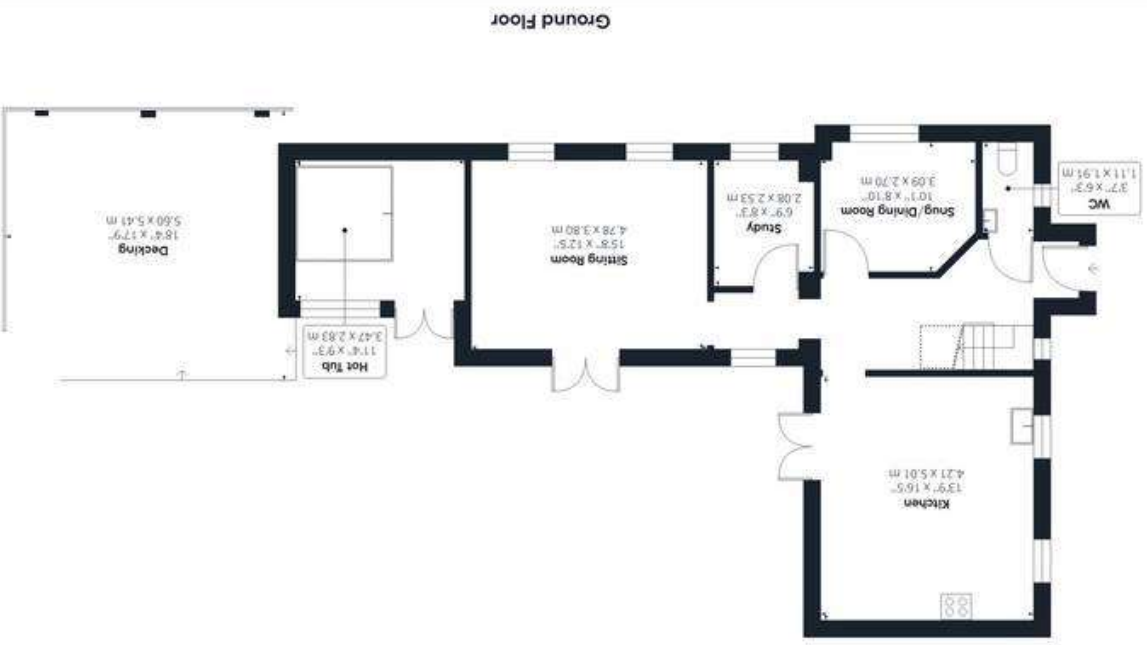
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Price:



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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 bedroom (below 1.5m/4.92ft)

(1) Excluding balconies and terraces

Approximate total area<sup>(1)</sup>  
 1538.66 ft<sup>2</sup>  
 142.95 m<sup>2</sup>

Reduced bedroom  
 11.09 ft<sup>2</sup>  
 1.03 m<sup>2</sup>