

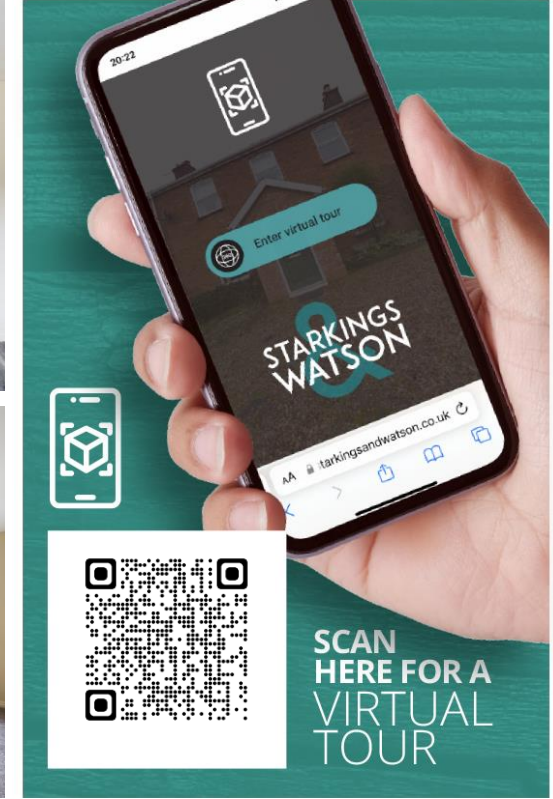
BADGER ROAD

The Hampdens, Norwich NR5 0UN

Freehold | Energy Efficiency Rating : C

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

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STARKINGS & WATSON

- No Chain!
- Link-Detached Home
- Popular Residential Development
- Ideally Located for Hospital & UEA
- Spacious Sitting & Separate Kitchen
- Three Ample Bedrooms
- Two Bathrooms & W.C
- Private Garden & Driveway Parking

IN SUMMARY

NO CHAIN. This LINK-DETACHED FAMILY HOME is situated opposite GREEN SPACE within the POPULAR HAMPDENS DEVELOPMENT. Having been owned since new by the same owner, this home offers comfortable accommodation, PRIVATE GARDENS and DRIVEWAY PARKING. Internally you will find an entrance hallway, W.C, MODERN KITCHEN with space for white goods, SPACIOUS SITTING ROOM with DOUBLE DOORS opening onto the rear garden, THREE AMBLE BEDROOMS, family bathroom and EN-SUITE SHOWER ROOM. The property can be found tucked away from any busy roads with a park opposite, the ideal spot to raise a young family. Externally, the PRIVATE REAR GARDEN is enclosed and offers a blank canvas for any new purchaser looking to make this their new family home! The property benefits from uPVC DOUBLE GLAZING and GAS FIRED central heating, and is ideally located for the mains road networks, UEA and HOSPITAL.

SETTING THE SCENE

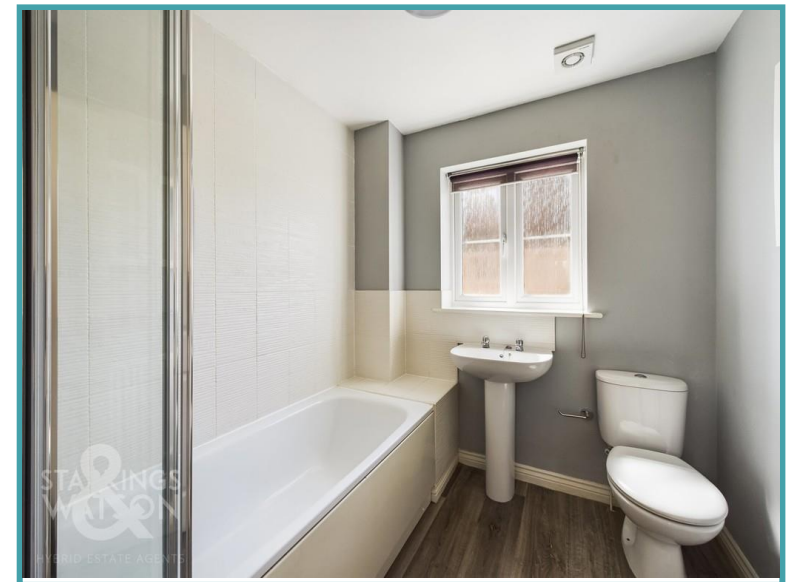
Approached via a hard standing parking located to the side of the property, there is off road parking for two vehicles. To the front there is a landscaped area with planting and a pathway leading to the main entrance door.

THE GRAND TOUR

Entering the house via the main front door you will find a hall entrance leading to a W.C as well as stairs to the first floor landing. The kitchen can be found to the left, a modern space with a range kitchen units and rolled edge work surfaces over. An integrated electric oven with gas hob over, as well as space for all further white goods is provided. The sitting room located to the rear of the house has French doors onto the rear garden, as well as a wall mounted electric fire and under-stairs storage. Heading up to the first floor landing you will find an airing cupboard as well as loft hatch access. Doors lead to the rear single bedroom, as well as the main bedroom benefiting from an en-suite shower room. To the front the family bathroom is completed with a bath and shower over, as well as another double bedroom. The property benefits from uPVC double glazing and gas fired central heating.

THE GREAT OUTDOORS

The rear garden is private and enclosed with very little overlooking. The garden is mainly laid to lawn with a paved patio area leading from the back of the house, and a pathway leading to bottom of the garden. There are a range of mature trees and



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shrubs, as well as two timber built sheds and gated access at the side leading to the driveway.

OUT & ABOUT

The property is located within 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 0UN

What3Words : ///trumpet.tripled.taxed

VIRTUAL TOUR

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

AGENTS NOTE

An annual charge in the region of £207 is due for the upkeep of communal green space.

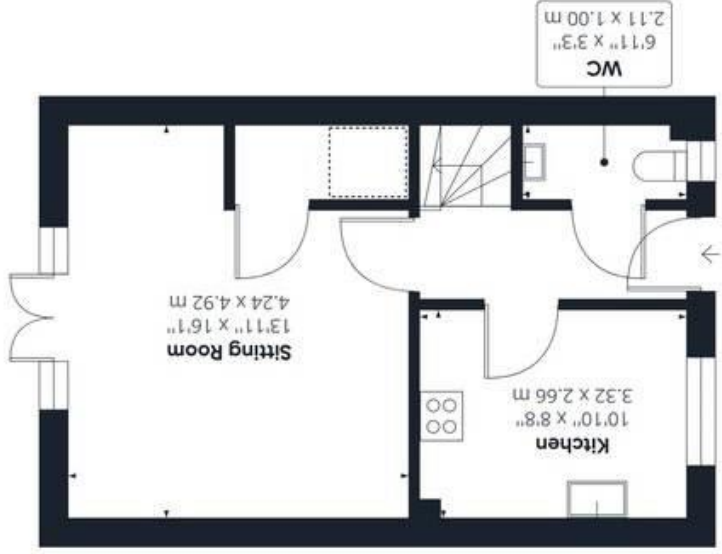
Disclaimer: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers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

Price:



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Approximate total area⁽¹⁾
758.43 ft²
70.46 m²

Reduced bedroom
9.78 ft²
0.91 m²

(1) Excluding balconies and terraces

Reduced bedroom
(below 1.5m/4.92ft)

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.