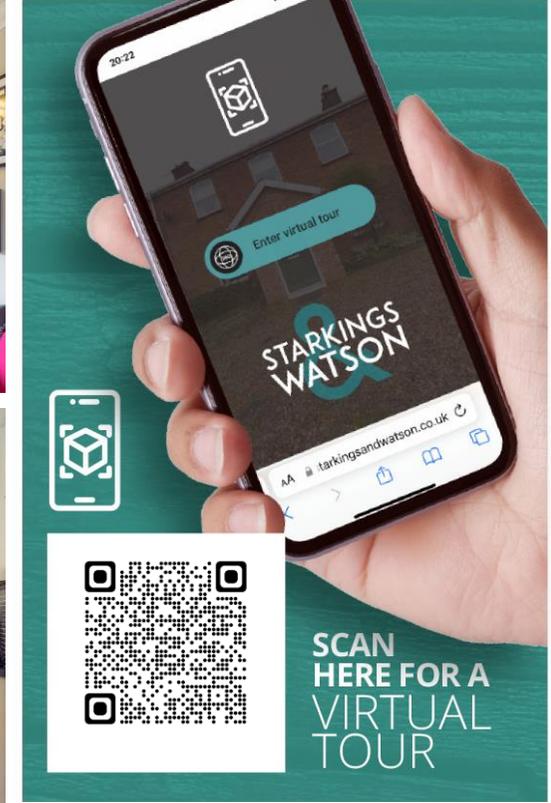


# LORD NELSON DRIVE Costessey, Norwich NR5 0UE

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

- End-Terrace Town House
- 16' Sitting Room
- Open Plan Kitchen & Dining Room
- Four Bedrooms Over Two Floors
- Family Bathroom & En-Suite
- Home Office/Study Potential
- Private Rear Garden
- Garage & Off Road Parking

### IN SUMMARY

This Hopkins built end-terrace TOWN HOUSE offers a spacious and well-presented living space, spanning just over 1100 Sq. ft (stms) over three floors. An OPEN PLAN dining room and kitchen line the rear of the property, with INTEGRATED APPLIANCES leading to the separate sitting room - all benefiting from the use of a GROUND FLOOR CLOAKROOM. FOUR BEDROOMS can be found on the next two floors, with three large double rooms and the smaller, currently serving as the ideal HOME OFFICE space. The main bedroom benefits from a walk-in EN-SUITE SHOWER with the FAMILY BATHROOM being found on the first floor. Externally, the property offers OFF ROAD PARKING and a GARAGE with a private, low-maintenance rear garden.

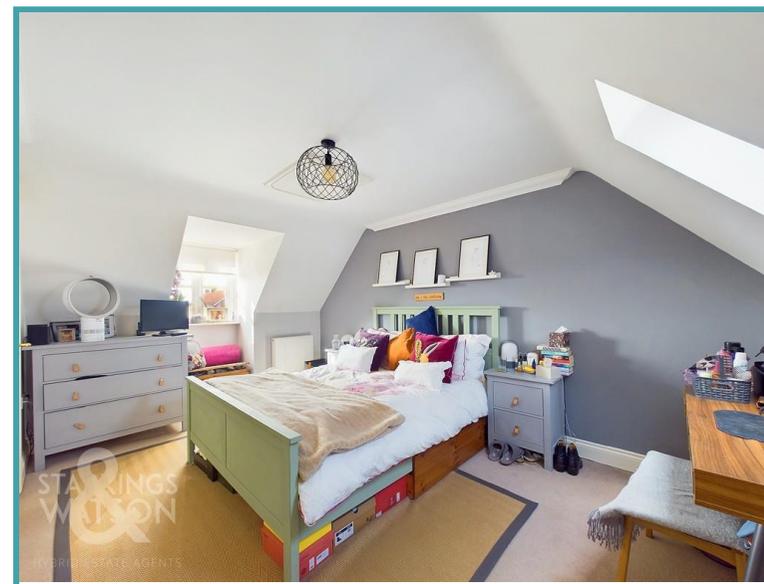
### SETTING THE SCENE

The property is found via a shingled access road off the main access road, this leads passed the small terrace of houses to the garage and parking space. A communal playing field is found to the left of this access, to the front of the property. The property

itself is set behind low level hedges, with a neat and tidy solution to bin storage coming in the form of a timber bin store.

### THE GRAND TOUR

Entering the main hallway, you will have access to all living accommodation on the ground floor, as well as the stairs to the rest of the property. The cloakroom, immediately to your right, offers a two piece suite complete with gas radiator. To your left is the well-lit sitting room with front facing aspect uPVC double glazed window, fireplace with marble hearth and mantle leading through the French doors into the open plan dining room and kitchen at the rear of the property and further access into the rear garden. The kitchen offers a range of wall and base mounted storage giving access to multiple integrated appliances including an integrated dishwasher, washing machine, double oven and integrated four ring gas cooker with extraction above and space for a stand alone fridge/freezer. The first floor gives access to the family bathroom, a three piece suite including the bath. The two double bedrooms on the floor both have built in wardrobes with one facing the front of the property and the other at the rear. At the end of the hallway, which itself gives access to a handy storage cupboard, is the smaller of the bedrooms currently serving as a home office/study but could also make an ideal nursery or fourth bedroom. The main bedroom is found on the second floor with vaulted ceilings giving access to the loft space, built in storage cupboard and en-suite shower room with walk-in shower.



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



### THE GREAT OUTDOORS

To the rear of the property is a low-maintenance rear garden featuring a wooden pergola, giving way to the ideal outside sitting area set upon a flagstone patio, with raised planting beds either side of the artificial grass to the middle of the garden. An external power point and tap can also be found here.

### 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 0UE

What3Words : ///hinderin.brightly.resembles

### 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 green space on the development is charged in the region of £206.92 PA. The garage is offered on a leasehold basis with an annual ground rent and service charge in the region of £100 PA, with some 114 years left on the lease.

**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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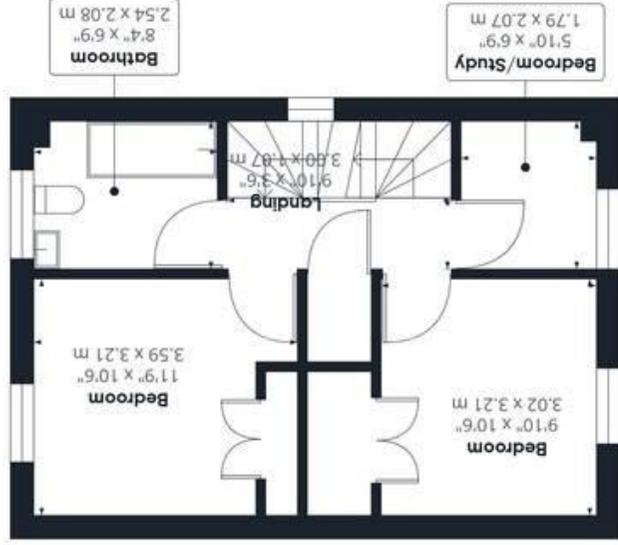
GIRAFFE 360  
While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Reduced headroom  
(below 1.5m/4.9ft)

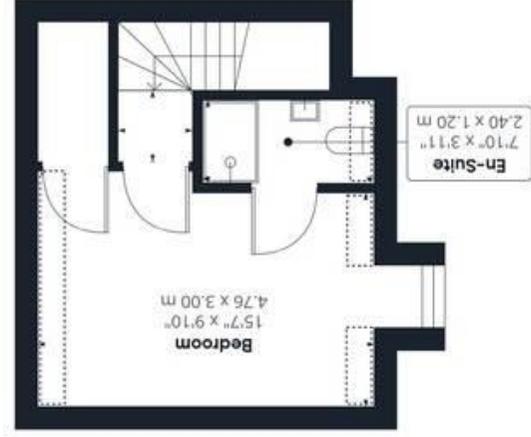
(1) Excluding balconies and terraces

Approximate total area<sup>m</sup>  
1102.56 ft<sup>2</sup>  
102.43 m<sup>2</sup>  
Reduced headroom  
25.06 ft<sup>2</sup>  
2.33 m<sup>2</sup>

Floor 1



Floor 2



Ground Floor

