

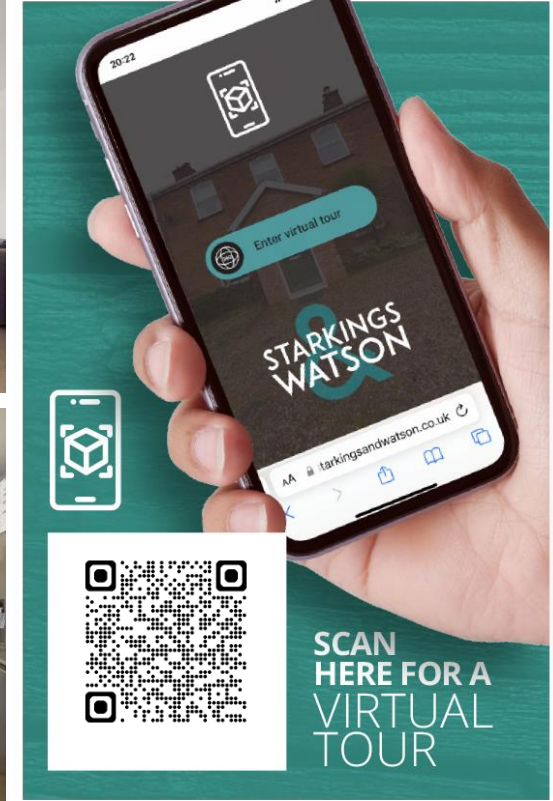
PHOENIX WAY

# Hampden View, Norwich NR5 0WU

Freehold | Energy Efficiency Rating : B

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

# FOR SALE PROPERTY



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- Modern Semi-Detached Home
- Hall Entrance with Utility Cupboard & W.C
- Open Plan Living with French Doors to Rear
- Kitchen with Integrated Cooking Appliances
- Two Double Bedrooms
- En Suite & Family Bathroom
- Low Maintenance Garden with Artificial Lawn
- Two Allocated Parking Spaces

### IN SUMMARY

This MODERN semi-detached HOME was built in 2022 and is offered with the remainder of the 10 YEAR NHBC WARRANTY. Including TWO ALLOCATED PARKING SPACES opposite the property, and surprisingly SPACIOUS low maintenance GARDEN can be found to the rear. Immaculately presented, the property is CENTRED on OPEN PLAN LIVING, along with a HALL ENTRANCE which leads to the UTILITY CUPBOARD and W.C. The main living space incorporates the FITTED KITCHEN with BUILT-IN COOKING APPLIANCES and FRENCH DOORS onto the REAR GARDEN. Upstairs, TWO DOUBLE BEDROOMS lead off the landing, with an EN SUITE to the main bedroom, and a further FAMILY BATHROOM.

### SETTING THE SCENE

With a low maintenance shingled frontage, a pathway leads to the side of the property where the garden can be found, and allocated parking for two vehicles can be found opposite.

### THE GRAND TOUR

Heading inside, the hall entrance is carpeted and includes a useful built-in double utility cupboard which houses space for laundry appliances. A door leads to the main living space, but also to the adjacent W.C - complete with a white two piece suite and tiled splash backs. The sitting room and kitchen are open plan to one another, separated by the change in flooring which includes carpet to the sitting area and wood effect flooring in the kitchen. Under cupboard spotlights run around the work surfaces, where there is ample storage, recessed sink unit, integrated gas hob and a built-in electric oven. There is space for a fridge freezer and a stainless steel splash back behind the hob. Stairs rise up to the first floor, whilst there is space for soft furnishings and a table, with French doors leading to the rear garden. Upstairs, the two double bedrooms lead off the landing, one including a built-in cupboard, and the other leading to the en suite. With tiled splash backs, the three piece en suite shower room includes a thermostat shower, heated towel rail and wood effect flooring. The main bathroom is a similar design, with tiled splash backs running around the bath, where a second shower and glazed shower screen can be found.

### THE GREAT OUTDOORS

The rear garden is completely low maintenance, enclosed with timber panelled fencing but complete with an area of patio and the rest laid to artificial lawn. Outside lighting and a tap are installed, with the side gate leading to the front.



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### 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 0WU

What3Words : ///trembles.veto.doubt

### VIRTUAL TOUR

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

### AGENTS NOTE

An annual charge is due for the upkeep of communal green space on the development.

**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 bedroom (below 1.5m/4.92ft)

(1) Excluding balconies and terraces

Approximate total area<sup>m</sup>  
624.61 ft<sup>2</sup>  
58.03 m<sup>2</sup>

Reduced bedroom  
36.09 ft<sup>2</sup>  
3.35 m<sup>2</sup>

