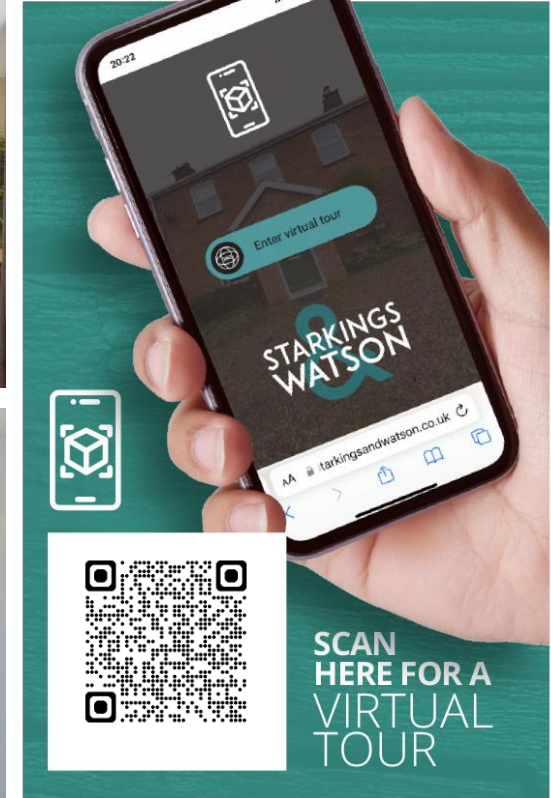


ROYAL SOVEREIGN AVENUE Hampden View, Norwich NR5 0WE

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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- Detached House
- Fantastic Decorative Order
- 19' Dual Aspect Sitting Room
- Open Kitchen/Dining Room into Utility
- Four Bedrooms
- Family Bathroom & En-Suite
- Private Rear Garden
- Off Road Parking & Garage

IN SUMMARY

Offered in immaculate decorative order throughout, this DETACHED HOUSE benefits from a flawless and inviting space with high quality fixtures and fittings. The SOLID WOOD herringbone style flooring runs through the DUAL ASPECT sitting room plus an OPEN PLAN kitchen/dining room, with INTEGRATED APPLIANCES leading to the utility room - ideal for MODERN FAMILY LIVING. The first floor landing gives way to FOUR BEDROOMS as well as an EN-SUITE SHOWER ROOM, and FAMILY BATHROOM with an additional W.C found off the ground floor. Externally, the property occupies a CORNER PLOT on the edge of this development, with ample OFF ROAD PARKING in front of a detached brick GARAGE with a fully enclosed REAR GARDEN.

SETTING THE SCENE

Occupying a corner plot, the property stands proudly with a manicured front lawn complete with wrap around low level hedging with the front door found in the centre of the property. A tiled and pitched awning sits above the front door whilst the property extends further down the street with the tandem driveway sitting in front of the brick garage with an iron gate allowing access into the rear garden.

THE GRAND TOUR

Stepping inside, you are first met with a spacious entrance lobby fitted with porcelain tiles underfoot, whilst attractive decorative panelling adorns the walls with stairs directly ahead and additional under-stairs storage cupboard. A recently refitted WC sits your left complete with a low level radiator and sink whilst directly opposite is the dual aspect sitting room. This space has been fitted with solid wood herringbone style flooring with multiple wall mounted radiators and feature media wall complete with electric fire built in and uPVC French doors leading directly into the rear garden. The opposite side of the property hosts the kitchen and dining room with the same porcelain tiles laid as within the hallway. This dual aspect, open plan living space initially offers room for a formal dining table with two large uPVC double glazed windows allowing this space to bask in natural light, whilst stepping towards the rear of the property you will find a wide range of wall and base mounted storage set around square edge work surfaces with tiled splash backs and low level plinth lighting. This modern kitchen houses multiple integrated appliances including a dishwasher, five ring gas hob with extraction above, dual eye level ovens and built in fridge/freezer. An opening leads you through to a utility space with additional storage space and integrated washing machine and tumble dryer. The first floor landing grants access to all four bedrooms on the first floor as well as a built in storage cupboard whilst the three piece family bathroom can be found directly ahead with part tiled surround and uPVC frosted double glazed window with wall mounted heated towel rail. The larger of the bedrooms sits towards the rear of the home to your left as you step up off the landing with carpeted flooring underfoot. This space has decorative panelling and a



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built in wall to wall double wardrobe as well as benefiting from an en-suite shower room complete with a walk-in shower and wall mounted heated towel rail. The second largest bedroom sits on the adjacent side of the property to the rear, uPVC double glazed window with fitted blinds, and small radiator below. This room has a generous floor space benefiting fitted with carpet suitable for a large double bed and additional storage solutions. The third bedroom occupies a dual aspect with all carpeted flooring laid underfoot. This room is currently used as a playroom however would make the ideal double bedroom or nursery whilst the smallest of the rooms sits to the left of the landing again with carpeted flooring underfoot, double glazed window to the front of the home complete with decorative panelling and wall mounted radiator.

THE GREAT OUTDOORS

Exiting by the sitting room doors, the rear garden initially offers a flagstone patio seating area with pathway leading towards the rear gate onto the driveway with the rest of the garden predominantly laid to lawn with a bespoke built raised patio seating area in the ideal position to enjoy the setting summer sunshine.

OUT & ABOUT

The property is set within The Hampden View development, which is located just off Norwich Road in Costessey, where within a short walk you will find various local amenities including shops, hardware store, post office etc. Local schooling is located close by up to Secondary level, whilst a wealth of public transport leads to Norwich and the nearby Retail Parks.

FIND US

Postcode : NR5 0WE

What3Words : ///remote.maddening.routine

VIRTUAL TOUR

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

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. Calculations are based on RICS IPMS 3C standard.

(1) Excluding balconies and terraces

Approximate total area^m
1118.06 ft²
103.87 m²

