

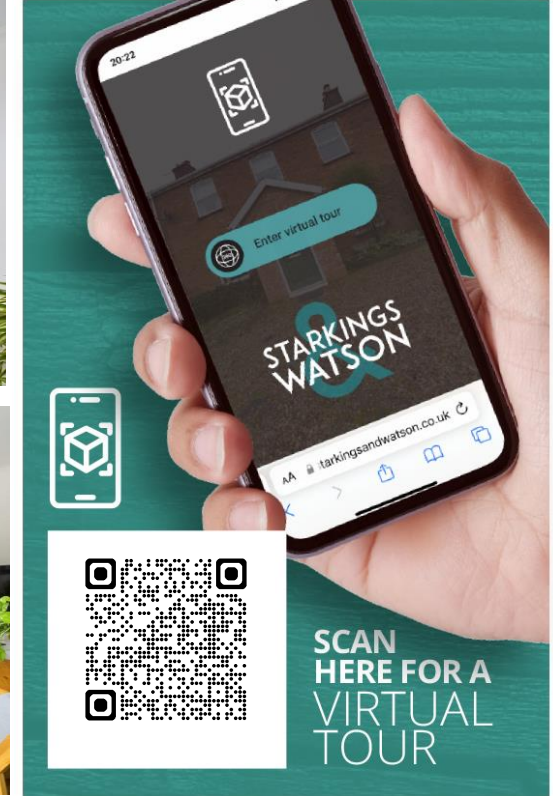
# VANGUARD CHASE

## Hampden View, Costessey NR5 0UG

Leasehold | Energy Efficiency Rating : TBC

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

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# STARKINGS & WATSON

- Maisonette
- Fantastic Decorative Order
- Edge Of Development With Field Views
- Open Plan Living Accommodation
- Two Double Bedrooms
- Family Bathroom & En-Suite
- Private Garden
- Garage & Allocated Parking

#### IN SUMMARY

Tucked on the very edge of this ever popular development this MAISONETTE is offered in excellent internal condition and makes the most of the distant FIELD VIEWS from multiple windows. This versatile living space reaches some 833 Sq. Ft in total (stms) and offers rare additions such as a PRIVATE GARDEN and GARAGE with allocated PARKING. Internally, to your right the accommodation opens into a DUAL ASPECT sitting room/kitchen with VAULTED CEILINGS and INTEGRATED APPLIANCES. The rest of the space extends to offer TWO DOUBLE BEDROOMS with both having use of a shared three piece BATHROOM and the main, a separate EN-SUITE SHOWER ROOM.

#### SETTING THE SCENE

Access can be found through an opening between the houses on this edge of development street down a concrete and shingle driveway leading you towards an opening where the property emerges to your left. The garage can be found to the right hand side of the front door and access to the garden is beyond the property through a swinging timber gate.

#### THE GRAND TOUR

As you enter you are first met with a carpeted porch style entrance with wall mounted radiator to your right and stairs for the first floor directly ahead, this creates the ideal place to slip off coats and shoes before heading onwards. Standing on the central landing you are able to access all living accommodation within the property as well as two handy built in storage cupboards all off the landing and the three piece main bathroom suite. This space is fitted with a part tiled surround, built in storage cupboard and wall mounted radiator. Turning to your right is the main living accommodation, a fantastic open plan living space well-lit courtesy of its dual aspect with vaulted ceilings housing Velux windows. Initially a carpeted floor space leaves you enough room for a living room suite with a wall mounted radiator to your left whilst to your right a tiled space opens into the kitchen with a range of wall and base mounted storage set around rolled edge work surfaces with tiled splash backs beyond. The space here gives way to integrated appliances including a dual oven and four ring gas hob with extraction above all while leaving additional room and plumbing for a washing machine and dishwasher plus space for a standalone fridge/freezer. Turning to your left as you enter from the stairs, you will immediately find the smaller of the two double bedrooms to your left with a front facing aspect and part vaulted ceilings. This room benefits from built in storage handily positioned over the stairs whilst the larger of the bedrooms comes towards the end of the hallway. This room has a large, carpeted floor space suitable for a double bed and additional storage solutions whilst benefiting from the addition of a double built in wardrobe and well-appointed three piece en-suite shower room with tiled flooring and Velux window within



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the vaulted ceiling.

### THE GREAT OUTDOORS

Externally the property benefits from a rare private garden tucked behind the property. Heading to the right of the property through the swinging gates will take you towards the patio seating area initially with a wood chip planting garden beyond. This space could be turned into a lawn or artificial turf space with room for planting borders and colourful flowers with external power socket and tap mounted on the rear wall.

### 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 0UG

What3Words : ///unframed.mankind.shook

### VIRTUAL TOUR

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

### AGENTS NOTES

The property is offered on a leasehold basis with a lease of 125 years was applied on 1st January 2009. Currently a service charge of approx. £550 is paid where a portion of this goes into a sink fund for external decoration of the property and another portion towards a future re-surfacing of the driveway. If there is money not spent by the management fund this is refunded once a year. An additional payment of £238 a year for maintenance of green spaces on the development. The ground rent is £125 per year.

**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<sup>TM</sup>

833.11 ft<sup>2</sup>

77.4 m<sup>2</sup>

Reduced headroom

15.29 ft<sup>2</sup>

1.42 m<sup>2</sup>

(1) Excluding balconies and terraces

Reduced headroom

Below 5 ft/1.5 m

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.

GIRAFFE 360

