



Dolphin Road, Norwich - NR5 0UR

**STARKINGS  
&  
WATSON**

HYBRID ESTATE AGENTS



## Dolphin Road

Norwich, Norwich

Offered in brilliant condition, this MID-TERRACE house benefits from a 2020 installed GAS CENTRAL HEATING boiler and attractive 2022 fitted KITCHEN WITH INTEGRATED APPLIANCES. The ground floor offers a two piece WC and hallway leading beyond the kitchen into an open DUAL ASPECT SITTING/DINING ROOM backing onto the PRIVATE REAR GARDEN through uPVC French doors while also offering under the stair storage. The first floor landing grants access to the main bathroom as well as TWO DOUBLE BEDROOMS both with BUILT IN WARDROBES. To the side of the property, is an ALLOCATED OFF ROAD PARKING space with direct access into the garden via a lockable timber gate.



Council Tax band: B

Tenure: Freehold

EPC Energy Efficiency Rating: C

- Mid-Terraced House
- Fantastic Decorative Order Throughout
- 2022 Fitted Kitchen With Integrated Appliances
- Open Sitting/Dining Room
- Bathroom & Ground Floor WC
- Two Double Bedrooms
- Low Maintenance Rear Garden
- Allocated Off Road Parking

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.

#### SETTING THE SCENE

The property is positioned within an opening on this popular development with large open space in front adding to the privacy of this home. A shingle frontage gives way to gentle steps towards the front door with an awning above or low level hedges create a border. Heading underneath the passageway to the right of this home you will be able to access the allocated parking next to the lockable fence for the rear garden.



## THE GRAND TOUR

Stepping inside you are first met with the central hallway granting access to all living accommodation on the ground floor as well as stairs for the first floor and well decorated two piece WC to your left with frosted glass window towards the front of the home. Immediately turning to your right you will find yourself within the 2022 installed kitchen which offers a mixture of wall and base mounted storage units with tile splashbacks and wooden effect work surfaces. The kitchen storage space grants room for integrated appliances including an oven and four ring gas burner hob with extraction above whilst leaving room and plumbing for a washing machine and standalone fridge freezer. The rear of the home is occupied by an open sitting and dining room complete with all carpeted flooring laid underfoot. This room could easily accommodate a sitting room suite with dining or breakfast table with a generously sized storage cupboard hiding underneath the stairs and uPVC double glazed French doors leading you directly into the rear garden. The first floor landing grants access to both of the double bedrooms as well as the three piece main bathroom suite complete with wooden effect flooring, a predominantly tiled surround, shower mounted over the bath and towel rail. The larger of the bedrooms comes towards the rear of the property with all carpeted flooring running through from the landing into the space with large double glazed window to the rear garden and built in wardrobes. The smaller of the bedrooms comes towards the front of the home again with built in wardrobes and carpeted flooring. This room too would easily accommodate a double bed and additional storage solutions however functions as a home office currently.

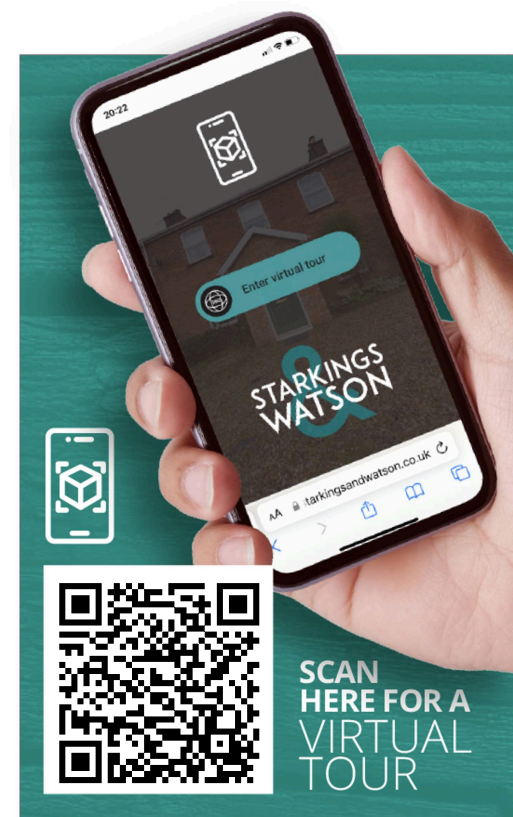
## FIND US

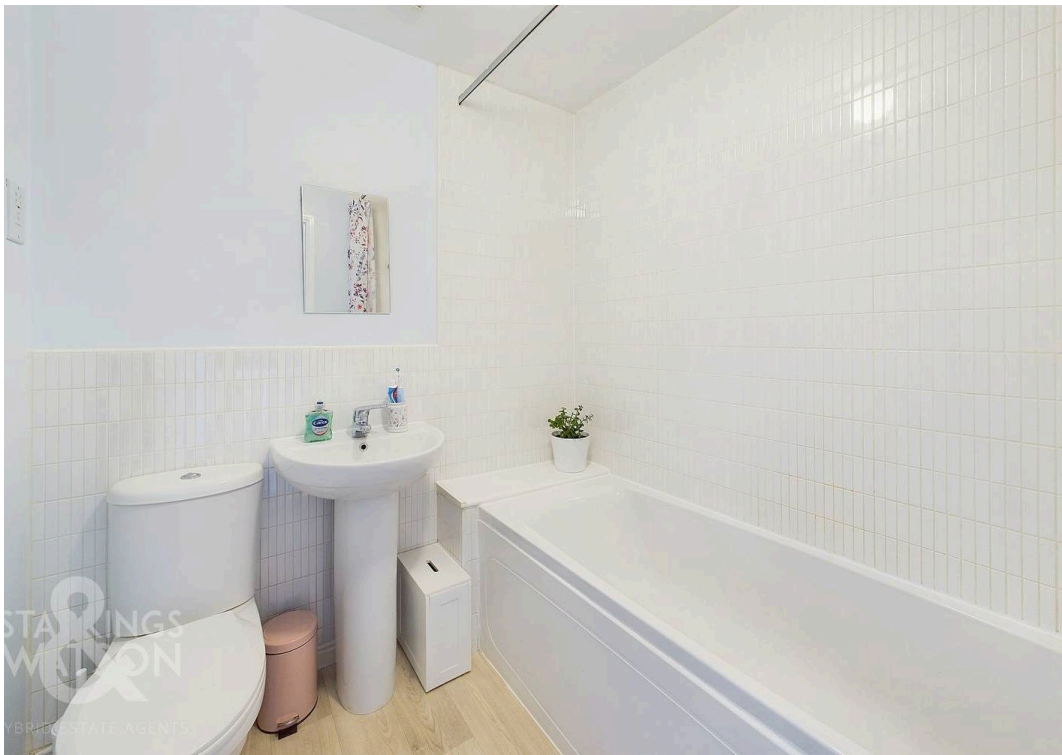
Postcode : NR5 0UR

What3Words : ///hobbyists.measuring.spicy

## VIRTUAL TOUR

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







## THE GREAT OUTDOORS

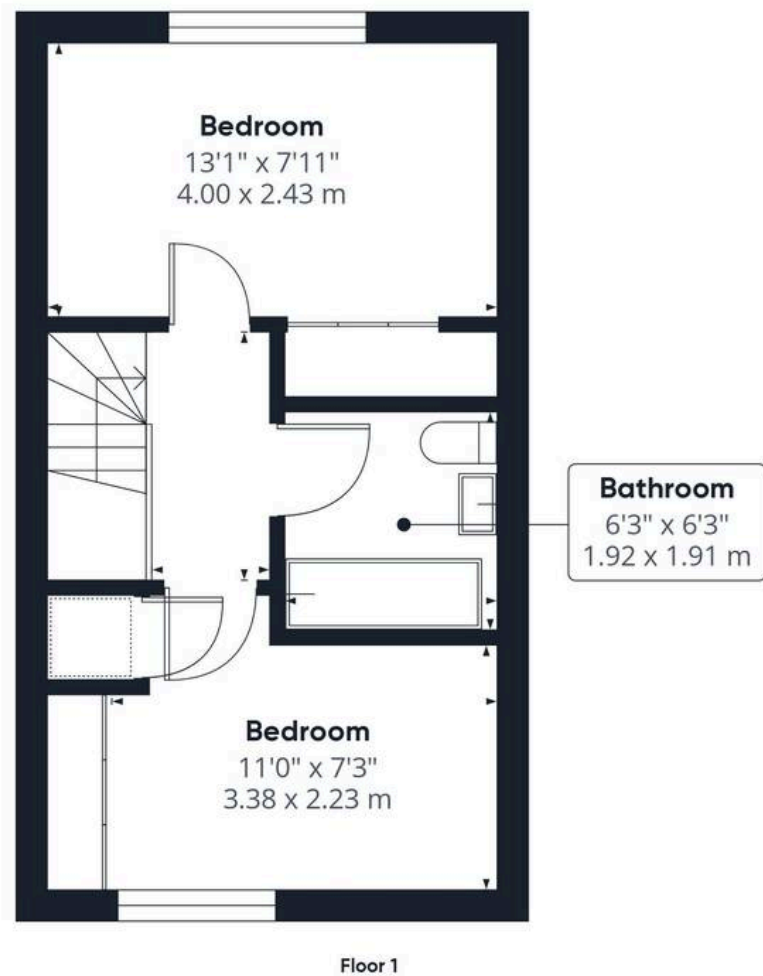
The rear garden is offered in an attractive yet low maintenance state with a mixture of a flagstone and brick weave patio area all fully enclosed with timber fencing allowing room for colourful planting borders whilst a lockable swinging access gate leads you directly into the courtyard where parking can be found outside of the gate.

### Allocated parking

1 Parking Space

Off street





Approximate total area<sup>(1)</sup>

591.15 ft<sup>2</sup>

54.92 m<sup>2</sup>

(1) Excluding balconies and terraces

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



## Starkings & Watson Hybrid Estate Agents

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Disclaimer: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and 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.