



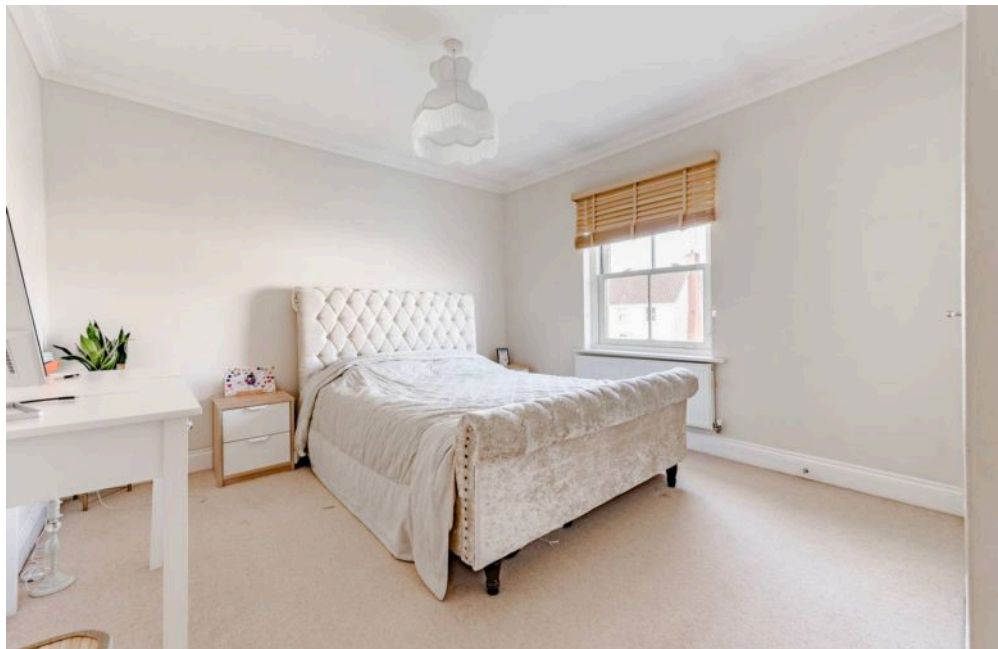
64 Vanguard Chase, Norwich - NR5 0UH

£415,000 Freehold

Located in the popular Hampdens Estate in Costessey, this well-maintained four-bedroom detached house offers an ideal living space for families. Situated on a corner plot, it provides ample room both inside and out, with a bright and spacious layout, including a generous lounge with a fireplace, a well-appointed kitchen/diner with a utility area, and four bedrooms, three of which are spacious doubles. The property also features a modern family bathroom, a downstairs WC, and ample storage throughout. With generous front and rear gardens, off-road parking provided by the garage, and excellent transport links to Norwich, this home offers comfort, style, and practicality.

Location

Vanguard Chase is located in the desirable suburb of Costessey, just a few miles west of Norwich city centre. This area offers a peaceful residential setting with a range of local amenities. Nearby, you'll find highly-rated schools such as Chapel Break Infant School and Ormiston Victory Academy. For shopping and dining, Longwater Retail Park is within easy reach, offering a variety of options. The location is well-connected with frequent bus services to Norwich, making it an ideal choice for both families and professionals seeking a quiet yet convenient spot close to the city.



Agents notes

We understand that the property will be sold freehold, connected to all mains services.

Heating system- Gas Central Heating

Council Tax Band- C



Vanguard Chase, Costessey

As you step through the welcoming entrance hall, a conveniently located WC greets you, setting the tone for the practical layout of the property.

The lounge is a bright and spacious area, featuring a charming fireplace that adds a touch of warmth to the room.

The heart of the home lies in the well-appointed kitchen/diner, boasting white fitted cupboards with wood counters, a tiled backsplash, and tiled floors. The kitchen provides ample space for dining and entertaining, along with a utility area that seamlessly blends into the overall design, complete with plumbing for a washing machine and dishwasher. A door from the kitchen/diner opens up to the outside, creating a natural flow between indoor and outdoor spaces.

Ascending the staircase to the first floor, you are greeted by ample cupboards on the landing, providing practical storage solutions for everyday living. The property comprises four generous bedrooms, with three spacious doubles and a versatile single room that can be used as a child's bedroom, home office, or guest room. The master bedroom boasts an ensuite with tiled floors and a shower, adding a touch of luxury and privacy.

The modern family bathroom completes the floor, featuring a panelled bath, a shower over it, tiled floors, and partially tiled walls.

Additionally, the property benefits from double glazing throughout and a new boiler installed 10 months ago.

Outside, the property offers a generous enclosed garden with a paved seating area and a practical storage shed, perfect for dining and outdoor entertainment. An additional generous garden at the front of the property enhances the overall kerb appeal.

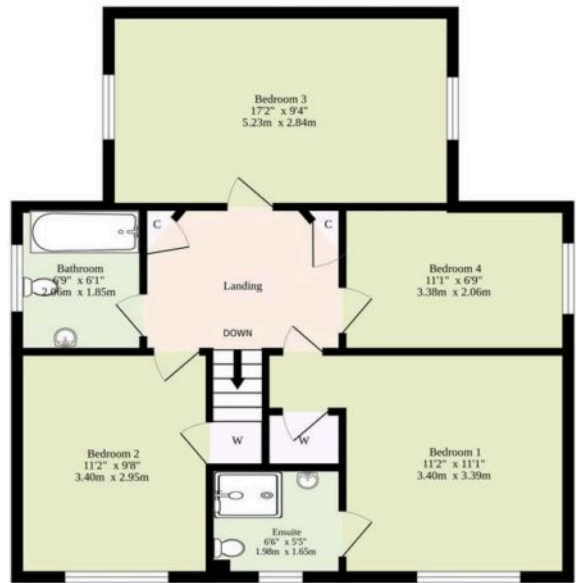
Off-road parking is provided by the garage, ensuring convenience and security for homeowners.



Ground Floor
738 sq.ft. (68.6 sq.m.) approx.



1st Floor
548 sq.ft. (50.9 sq.m.) approx.



Sqft Includes Garage

TOTAL FLOOR AREA : 1286 sq.ft. (119.5 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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