



Phoenix Way, Norwich - NR5 0WU





## Phoenix Way

Norwich

Sit right on the very edge of this popular development sits an IMMACULATELY MAINTAINED DETACHED HOME with floor space measuring approximately 1070 Sq. Ft (stms) over two floors. To the front of the home the first of TWO IMPRESSIVE RECEPTION ROOMS is found in the form of the sitting room while an OPEN 18' KITCHEN/DINING ROOM occupies the space at the rear of the home featuring INTEGRATED APPLIANCES with access directly into a handy UTILITY ROOM. From the first floor landing, FOUR BEDROOMS can be found with all sharing use of the FAMILY BATHROOM and an EN-SUITE SHOWER ROOM to the main, alongside a GROUND FLOOR WC. The rear garden is FULLY ENCLOSED and retains PRIVACY due to its position being well maintained whilst the GARAGE and DRIVEWAY sit to the side of the home also.

Council Tax band: D

Tenure: Freehold

EPC Energy Efficiency Rating: B

EPC Environmental Impact Rating: B



- Detached Family Home
- Edge Of Development Setting
- 18' Open Plan Kitchen/Dining Room Leading To Utility Room
- Generous Sitting Room
- Four First Floor Bedrooms
- Family Bathroom, En-Suite & WC
- Fully Enclosed Rear Garden
- Driveway & Garage

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 sits towards the very edge of this development set off the street where a well maintained shingle frontage is planted with various flowing shrubs adding colour to the outside area whilst a tiled and pitched awning sits above the main front door to the left of the home a tandem driveway allows for the parking on multiple vehicles with garage featuring electric roller door sat to the very rear.



## THE GRAND TOUR

Once inside, an open entrance hall is the first space to greet you, creating the ideal space to slip off coats and shoes before heading indoors with low level radiator and hard wearing wood effect flooring. Sat just underneath the stairs is a handy storage cupboard whilst opposite this is a two piece WC complete with low level radiator. Towards the front of the home a large sitting room is the first of the communal living spaces to greet you. Laid with carpeted flooring, this large and inviting room is conducive to potential choice of layouts of soft furnishings due to its large and conventional size all fronted by a set of uPVC double glazed window with low level radiator sat just below. The very rear of the home opens up to reveal a fantastic 18' open plan kitchen and dining room. Initially the floor space opens up to leave more than enough room for a formal dining table set in front of a set of uPVC double glazed French doors backing onto the rear garden patio. Towards the right hand side of the room a multitude of wall and base mounted storage units accompanied by integrated appliances to include dual eye level ovens, a five ring gas burner hob, dishwasher and fridge/freezer with plinth lighting. There is the option for further wall and base mounted storage or a potential kitchen island if desired. Just off from this space is a handy utility room with a continuation of the kitchen storage and worktop space ideal for busy family living with an integrated tumble dryer and washing machine.

The first floor landing splits in each direction to grant access to all four of the bedrooms within the home with the three piece family bathroom suite being sat in the middle complete with a full range of tiling plus shower head and glass screen mounted over the bath. The first two double bedrooms sit towards the very rear of the property enjoying views over the neighbouring green space, both of which are laid with carpeted flooring and offers space for a double bed with further storage solutions. The smaller of the bedroom sits towards the front of the home again laid with carpeted flooring, this room currently functions as an additional store and dressing room however would make the ideal single bedroom, nursery or potential home office setup if desired.

The main bedroom is just next door to this with large open carpeted floor space leading to an en-suite shower room finished with fancy storage and a low level radiator.

## FIND US

Postcode : NR5 0WU

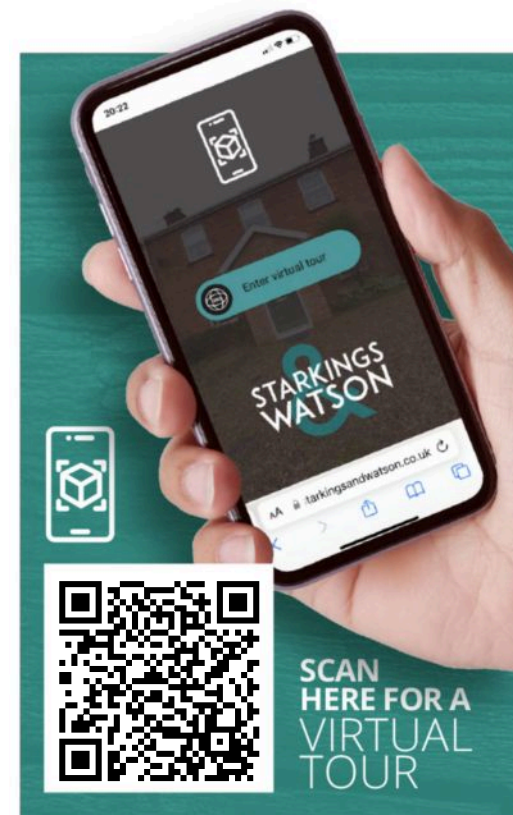
What3Words : [///candidate.kitchens.jelly](https://www.what3words.com/candidate.kitchens.jelly)

## VIRTUAL TOUR

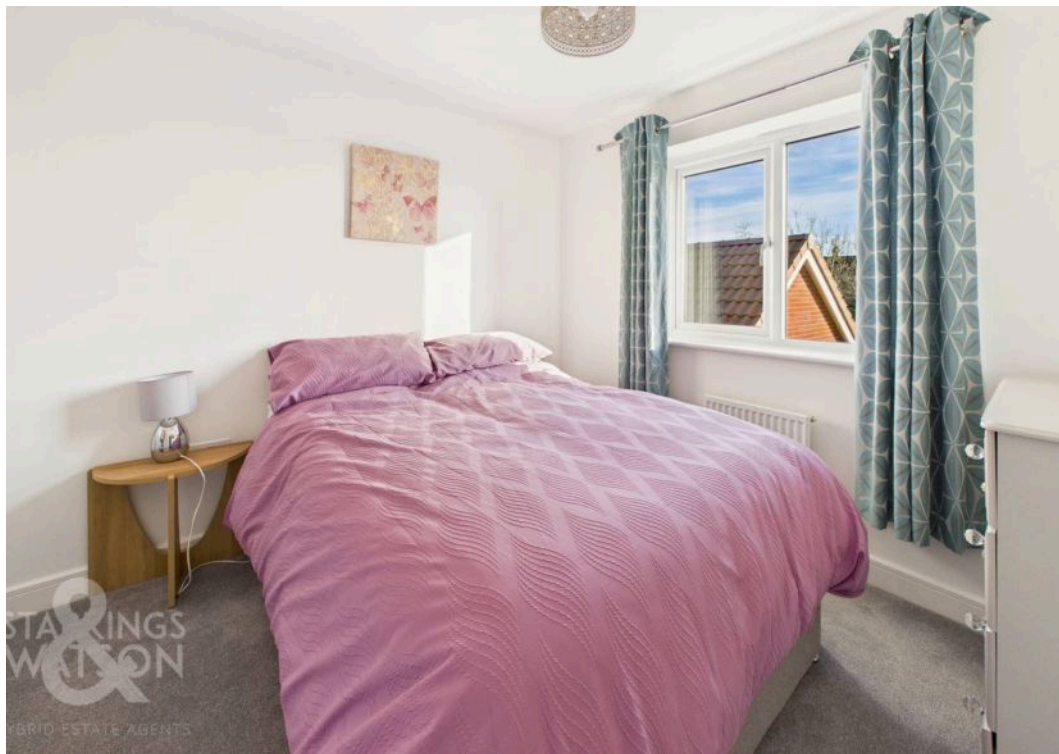
View our virtual tour for a full 360 degree of the interior of the property.

## AGENTS NOTE

The agent has been made aware that behind the home there is a small parcel of land currently maintained by the current owners. For more information regarding this please speak to the sales team.







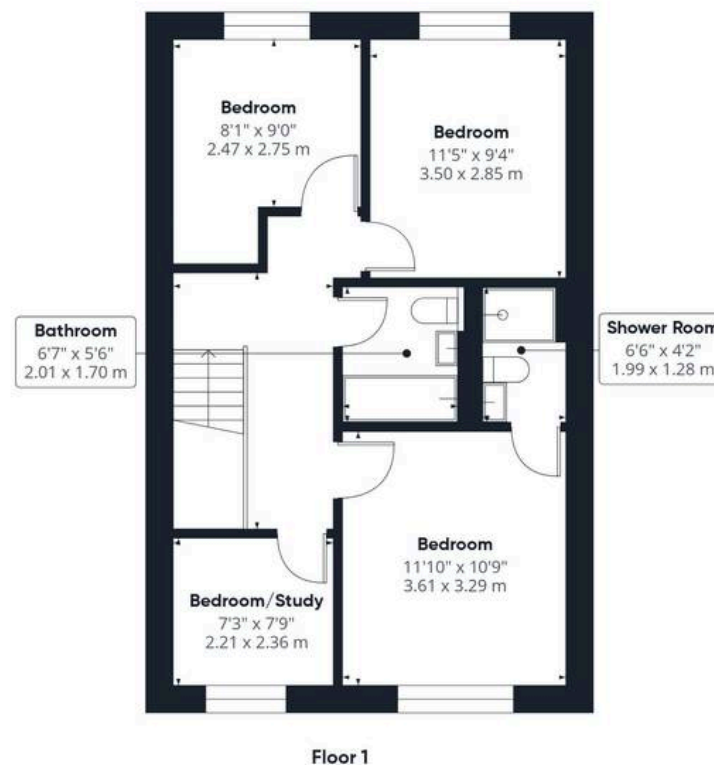




## THE GREAT OUTDOORS

The rear garden is fully enclosed to both sides and the very rear with timber panel fencing and retains privacy due to its position on the development. The current owners have spent great time to create a welcoming atmosphere with a predominantly lawn garden bordered by colourful planting edges to add vibrancy to the outside space with access gates at the very bottom and side gate heading towards the front of the garage and driveway.





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

1070 ft<sup>2</sup>

99.3 m<sup>2</sup>

**Reduced headroom**

15 ft<sup>2</sup>

1.4 m<sup>2</sup>

(1) Excluding balconies and terraces

Reduced headroom

..... Below 5 ft/1.5 m

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

**GIRAFFE360**







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