



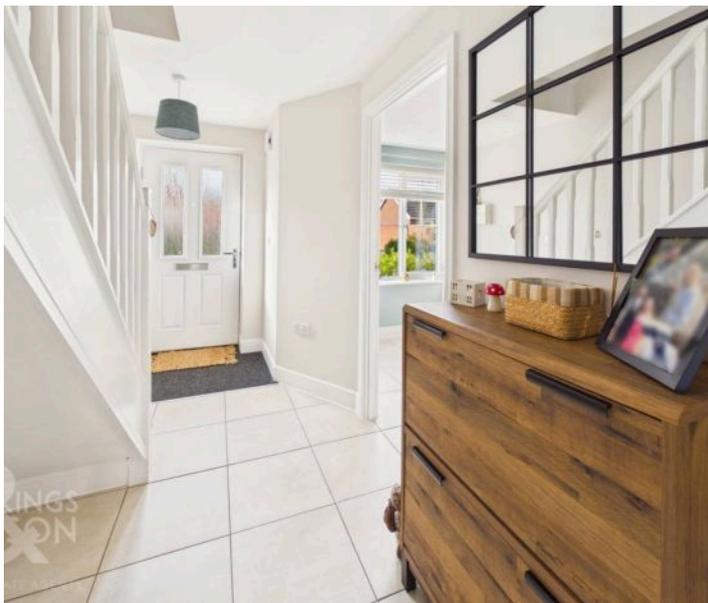
Orion Drive, Norwich - NR5 0WB



## Orion Drive

Norwich

IMMACULATEDLY PRESENTED, this 2018 built SEMI-DETACHED TOWNHOUSE offers 2 years remaining NHBC WARRANTY, step inside to find in excess of 1,050 Sq. Ft (stms) of TURNKEY living accommodation. You are greeted by the spacious HALLWAY ENTRANCE with stairs rising, a conveniently and doors opening to the fully fitted KITCHEN, boasting INTEGRATED APPLIANCES and the 15' SITTING ROOM offering FRENCH DOORS opening directly to the garden. Heading upstairs, THREE BEDROOMS can be found over two floors including the 20' MAIN BEDROOM, enjoying a private ENSUITE SHOWER ROOM and PART-VAULTED CEILINGS with a VELUX WINDOW. The remaining rooms are serviced by a three piece FAMILY BATHROOM with a shower over the bath. Outside, TANDEM DRIVEWAY PARKING leads to the detached GARAGE to the side of the property, whilst the rear GARDEN is PRIVATE and FULLY ENCLOSED.



Council Tax band: C

Tenure: Freehold

EPC Energy Efficiency Rating: B

- 2018 Built Semi-Detached Townhouse
- In Excess Of 1,060 Sq. Ft (stms) Of Living Accommodation
- 15' Sitting Room With French Doors
- Modern Fitted Kitchen With Integrated Appliances
- Three Bedrooms
- 20' Main Bedroom With Part-Vaulted Ceilings & Ensuite Shower Room
- Driveway Parking & Garage
- Private & Enclosed Rear Garden

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 can be found set back from the road with a low maintenance frontage, offering well kept bushes and plantings and laid lawn bisected by a flagstone pathway leading to the main entrance at the front of the home under an open porch.



## THE GRAND TOUR

Stepping inside, the spacious hallway features stairs rising to the first floor with useful integrated storage beneath, perfect for coats and shoes and a conveniently positioned two piece W.C. Tiled flooring runs underfoot and continues into the fully fitted kitchen. The kitchen offers a range of wall and base units with integrated appliances, including an eye level oven and an inset electric hob with extractor, plus under counter space for a washing machine and room for an 'American' style fridge freezer. The current vendors have further enhanced the space with an additional worktop and storage. At the end of the hallway, you are welcomed into the 15' sitting and dining room with wood effect flooring underfoot, this versatile space accommodates both formal dining and soft furnishings, and is flooded with natural light via French doors that open directly onto the garden, making it perfect for relaxing and entertaining.

Ascending to the carpeted first floor landing, doors lead to two good sized bedrooms. The larger bedroom enjoys ample space for a double bed and features full width fitted wardrobes with sliding doors, alongside space for a desk. The second bedroom, currently used as a nursery, enjoys a front facing aspect through uPVC double glazed windows and would also make an ideal single bedroom. The second floor is dedicated to the impressive 20' main bedroom, where part-vaulted ceilings and a dual aspect including a Velux window create a light and airy feel. Carpeted flooring runs underfoot, with space for further storage furniture in addition to useful eaves storage. A door leads to the private en-suite shower room, which includes an inset double shower cubicle with a glass folding door and a wall mounted heated towel rail.

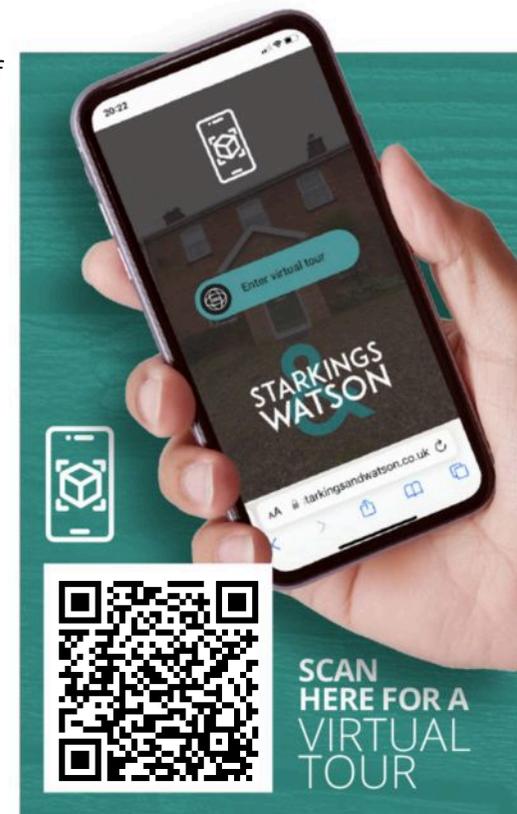
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## VIRTUAL TOUR

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







## THE GREAT OUTDOORS

Stepping outside, the private rear garden is fully enclosed by timber panel fencing and initially offers a flagstone patio and shingled area. A wooden latch and brace side gate provides access to the driveway, whilst a pedestrian door from the garden leads into the garage. The remainder of the garden is predominantly laid to a well-maintained lawn, leading to a raised wooden decking at the foot of the garden, perfect for outdoor furniture to enjoy the summer months. Additionally, there is useful space to the rear of the garage ideal for a storage shed.





Ground Floor



Floor 1



Floor 2



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

1067 ft<sup>2</sup>  
99.2 m<sup>2</sup>

**Reduced headroom**

53 ft<sup>2</sup>  
4.9 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**



## Starkings & Watson Hybrid Estate Agents

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