



Lord Nelson Drive
Norwich, Norfolk NR5 0UE
Guide Price £180,000 - £185,000

claxtonbird
residential

Lord Nelson Drive, Norwich, Norfolk NR5 0UE

*** Guide Price £180,000 - £185,000 *** A modern two bedroom semi detached house situated on the popular Hampdens Development to the West of Norwich in Costessey. The property is offered in fantastic order and benefits from a modern fitted kitchen with built in appliances, ground floor cloakroom, first floor family bathroom, allocated driveway parking, gardens to the front and rear, upvc double glazing and gas central heating throughout. The accommodation comprises entrance hall, cloakroom, sitting room and kitchen to the first floor, whilst to the first floor there are two double bedrooms and bathroom. Offered with no onward chain.

Entrance Hall

Entrance door, wall mounted heating controls, stairs to first floor and radiator.

Cloakroom

Low level WC, wash hand basin, wood effect flooring, upvc double glazed window to front aspect, extractor fan and radiator.

Sitting Room 14'2 x 13'1 max (4.32m x 3.99m max)

Upvc double glazed window to side aspect, upvc double glazed French doors leading out into the rear garden, under stairs storage cupboard and radiator.

Kitchen 6'1 x 9'6 (1.85m x 2.90m)

Fitted kitchen comprising wall and base units with work top over, stainless steel one and a half bowl sink / drainer with mixer tap, stainless steel oven, hob and extractor above, built in fridge / freezer, built in washing machine, spot lights, tiled effect floor and upvc double glazed window to front aspect.

First Floor Landing

Loft access and doors to all rooms.

Master Bedroom 10'0 max x 13'2 (3.05m max x 4.01m)

Upvc double glazed window to rear aspect and radiator.

Bedroom 8'7 max x 13'1 max (2.62m max x 3.99m max)

Upvc double glazed window to front aspect, fitted storage cupboard with shelving and radiator.

Bathroom

White three piece suite comprising panel bath with shower over and shower screen, low level WC, pedestal wash hand basin, part tiled walls, upvc double glazed window to side aspect and radiator.

Front Garden

Garden with shrubs and pathway leading to the entrance door.

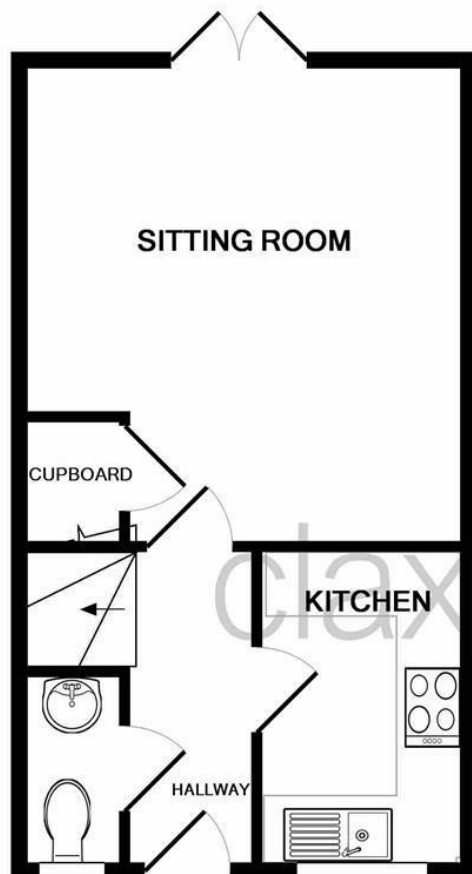
Rear Garden

Mainly laid to lawn and fully enclosed by fencing and wall with rear and side access gates, shrub borders, patio area and pathway leading to a timber shed.

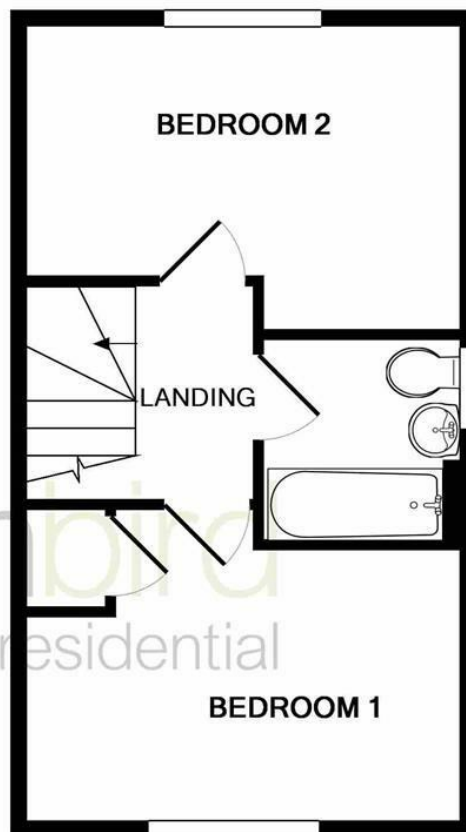
Agents Note

Under Section 21 of the Estate Agents Act 1979 we must disclose that there is a personal interest between one of the ClaxtonBird directors and this property.



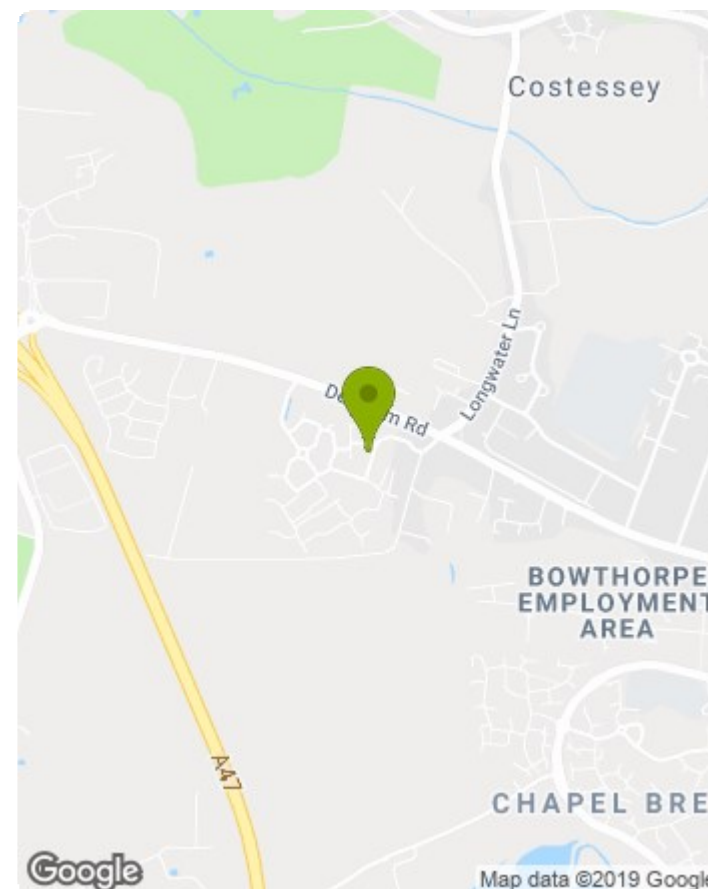


GROUND FLOOR



1ST FLOOR

Whilst every attempt has been made to ensure the accuracy of the floor plan 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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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		93
(81-91) B	79	
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		96
(81-91) B	82	
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	

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- Measurements:** These approximate room sizes are only intended as general guidance. You must verify the dimensions carefully before ordering carpets or any built-in furniture.
- Services:** Please note we have not tested the services or any of the equipment or appliances in this property, accordingly we strongly advise prospective buyers to commission their own survey or service reports before finalising their offer to purchase.
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