



Dolphin Road, Costessey, Norwich

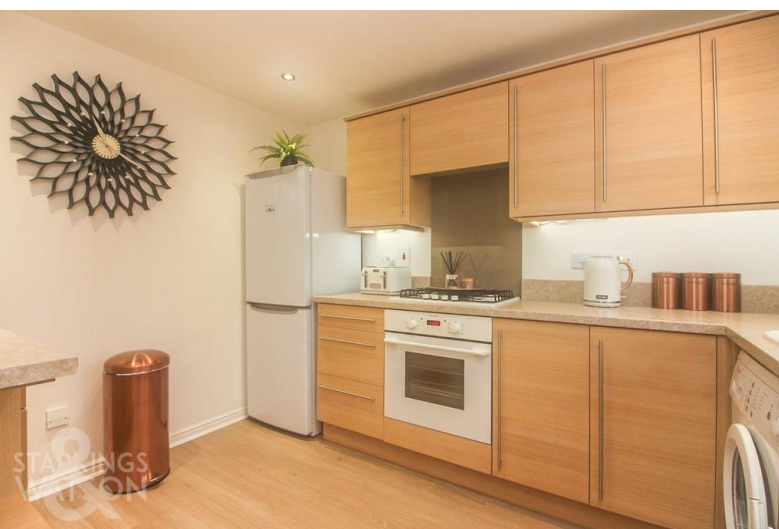
Guide Price £260,000 - £275,000 Freehold

Energy Efficiency Rating : C

- ✓ Link-Detached Home
- ✓ Immaculate Condition
- ✓ 15' Sitting/Dining Room & Conservatory
- ✓ Modern Kitchen with Space for Appliances
- ✓ Cloakroom, Bathroom & En-Suite
- ✓ Three Double Bedrooms
- ✓ Off Road Parking
- ✓ Private Landscaped Garden



To arrange an accompanied viewing please call our Costessey Office on 01603 336446



MOVE STRAIGHT IN! Set within the popular Hampdens development, this **IMMACULATE** and **MODERN** three bedroom link-detached home is ready to move straight into. The current owners have been here since new, and cannot speak anymore fondly of their time here, from the **CONVENIENT LOCATION**, **SIZEABLE ACCOMMODATION**, and an ideal home to **GROW A FAMILY**. The accommodation comprises a central entrance hall providing access to the sizeable **SITTING/DINING ROOM**, with **FRENCH DOORS** to the **CONSERVATORY** - with its full **GLASS ROOF!** Furthermore, a **MODERN KITCHEN** with space for all your utilities, along with a useful **DOWNSTAIRS CLOAKROOM** complete the property. Upstairs there are three **DOUBLE BEDROOMS**, along with an **EN-SUITE**, and **FAMILY BATHROOM**. Externally, a **PRIVATE** and **ENCLOSED** rear garden has been **LANDSCAPED**, creating an **ENTERTAINING** area. To the side, there is **OFF ROAD PARKING** for two vehicles.

LOCATION

Dolphin Road is set within The Hampdens 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.

DIRECTIONS

You may wish to use your Sat-Nav (NR5 0UR), but to help....Leave Norwich via the Dereham Road/A1074 and proceed over the roundabout at the junction with the outer ring road, remaining on Dereham Road/A1074. Continue for 0.8 miles and then turn left onto Bawburgh Lane. Turn right onto Lord Nelson Drive, following the road, continuing onto Dolphin Road, where the property can be found on the left hand side.

The property is approached via a small lawned frontage with low level hedging, a hard standing pathway leading to the main entrance door and gated access leading to the rear garden and off road parking to the side.

uPVC double glazed entrance door to:

ENTRANCE HALL

Wood effect flooring, radiator, stairs to first floor landing, smooth ceiling, doors to:

SITTING ROOM

15' 9" x 14' 9" Max. (4.8m x 4.5m) Fitted carpet, radiator x2, under stairs storage cupboard, smooth ceiling, double glazed doors to:

CONSERVATORY

11' 4" x 10' 10" (3.45m x 3.3m) Of brick and uPVC construction with wood effect flooring, uPVC double glazed windows to all aspects, uPVC double glazed doors to rear garden.

KITCHEN

10' 7" x 8' 6" (3.23m x 2.59m) Fitted range of wall and base level units with complementary rolled edge work surfaces over and inset sink and drainer unit with mixer tap, matching upstands, built-in gas hob and oven with splash back and extractor fan over, space for fridge freezer, washing machine and dishwasher, wood effect flooring, uPVC double glazed window to front, smooth ceiling with recessed spotlighting.

CLOAKROOM

Two piece suite comprising low level W.C., hand wash basin, tiled splash backs, fitted carpet, radiator, uPVC obscure double glazed window to side, smooth ceiling.

STAIRS TO FIRST FLOOR LANDING

Fitted carpet, radiator, built-in airing cupboard housing hot water cylinder, smooth ceiling with loft access hatch, doors to:

DOUBLE BEDROOM

12' 4" x 9' 1" Max. (3.76m x 2.77m) Fitted carpet, radiator, uPVC double glazed window to rear, built-in wardrobes, smooth ceiling, door to:

EN SUITE

Three piece suite comprising low level W.C., hand wash basin set within vanity unit with storage cupboard under and mixer tap over, shower cubicle with thermostatically controlled shower, tiled splash backs and flooring, heated towel rail, uPVC obscure double glazed window to rear, smooth ceiling with extractor fan.

DOUBLE BEDROOM

16' x 8' 11" (4.88m x 2.72m) Fitted carpet, radiator x2, uPVC double glazed window to front and rear, smooth ceiling.

DOUBLE BEDROOM

10' 10" x 9' 1" (3.3m x 2.77m) Fitted carpet, radiator, uPVC double glazed window to front, smooth ceiling.

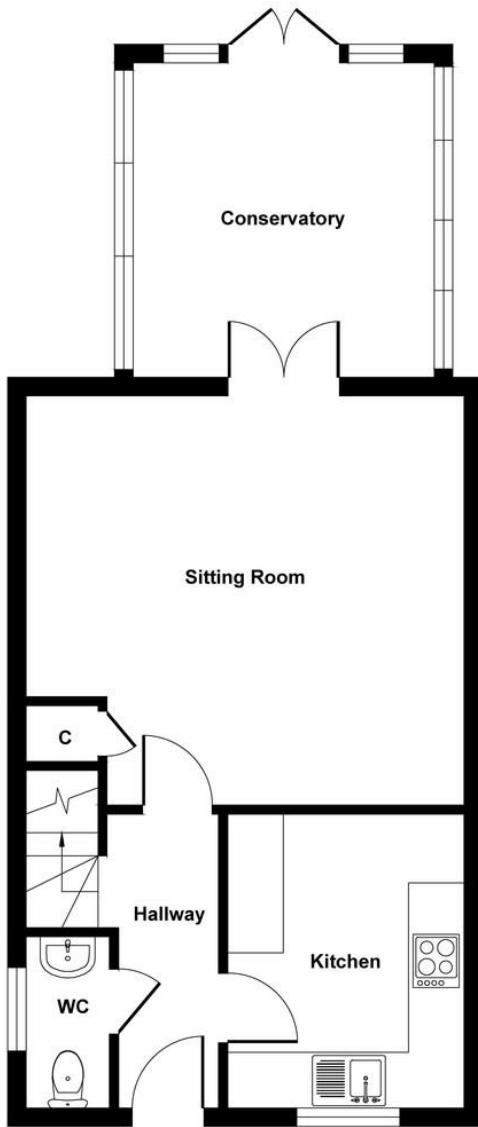
FAMILY BATHROOM

Three piece suite comprising low level W.C., hand wash basin with mixer tap, bath with shower attachment, tiled splash backs and flooring, heated towel rail, uPVC obscure double glazed window to front, smooth ceiling with extractor fan.

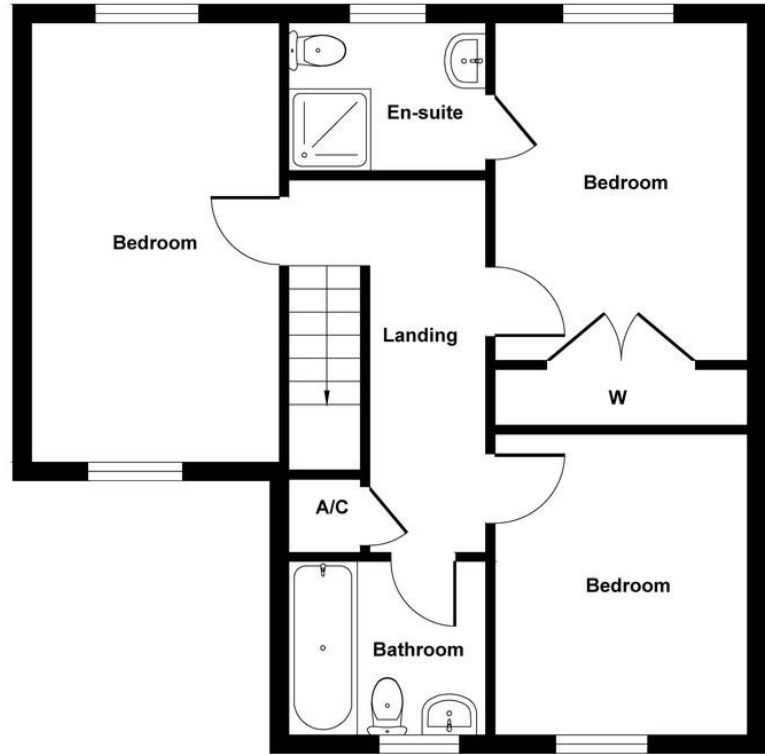
OUTSIDE REAR

Upon leaving from the conservatory double doors you are immediately greeted with a small paved area providing a pleasant outdoor seating area, whilst the landscaped rear garden is mainly laid to lawn with various plants, flowers and shrubs. The garden is fully enclosed by timber panelled fencing and benefits from a useful timber built shed.





Ground Floor
 Approximate Floor Area
 404 sq. ft
 (37.53 sq. m)



First Floor
 Approximate Floor Area
 569 sq. ft
 (52.86 sq. m)

Approx. Gross Internal Floor Area 973 sq. ft / 90.39 sq. m



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

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