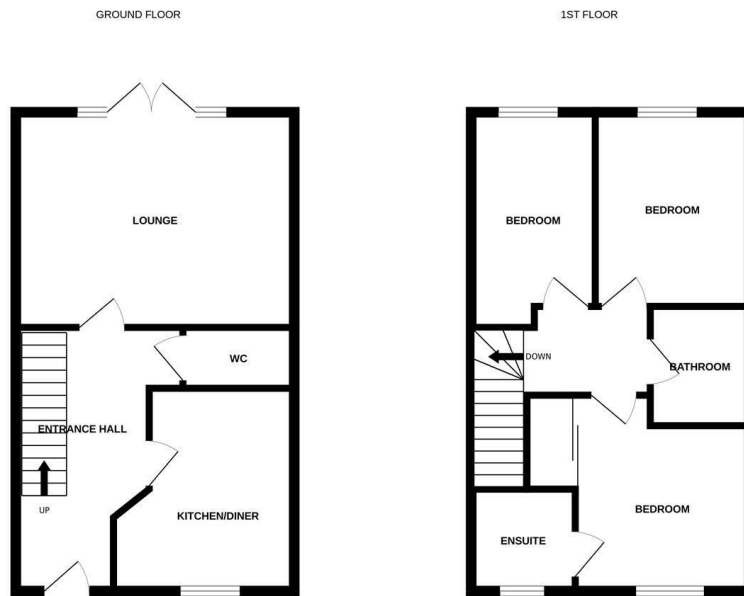


## 4 Neptune Loke | | Norwich | NR5 0WA

**£248,000**

**\*\*EXCELLENT FIRST TIME PURCHASE OFFERED WITH NO ONWARD CHAIN\*\***  
Gilson Bailey are delighted to offer this WELL PRESENTED, MODERN, THREE BEDROOM, SEMI DETACHED HOUSE situated in the sought after Hampdens development in Costessey. Accommodation comprising entrance hall, lounge, kitchen/diner and WC to the ground floor. On the first floor there are THREE BEDROOMS and a bathroom off landing with bedroom one having an EN-SUITE SHOWER ROOM. Outside there is a DRIVEWAY to the front providing off road parking and good sized, enclosed rear garden. The house benefits from double glazing, gas heating and is OFFERED WITH NO ONWARD CHAIN. The property would make a great first time purchase so be quick to book a viewing.





While every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of floors, 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 checked 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.  
Made with Metropix 02024

## Location

Costessey can be found to the west of Norwich with a selection of amenities including good primary and secondary schooling, selection of shops, popular local pubs and restaurants, also good access to the University of East Anglia, University Hospital, A47 Southern Bypass and good public transport links in and out of the city centre.

## Accommodation Comprises

Front door to:

### Entrance Hall

Doors to lounge, kitchen/diner, WC and stairs to first floor.

**Lounge 15'5" x 12'0"**

**Kitchen/Diner 11'3" x 9'11"**

**WC 6'1" x 3'3"**

### First Floor Landing

Doors to three bedrooms and bathroom.

**Bedroom One 11'0" x 9'8"**

**En-Suite 5'9" x 5'6"**

**Bedroom Two 10'9" x 8'6"**

**Bedroom Three 12'0" x 6'6"**

**Bathroom 6'6" x 5'6"**

### Outside Front

Large driveway providing off road parking.

## Outside Rear

Patio area, artificial grass, enclosed by timber fencing with side gate access.

## Local Authority

South Norfolk District Council, Tax Band C.

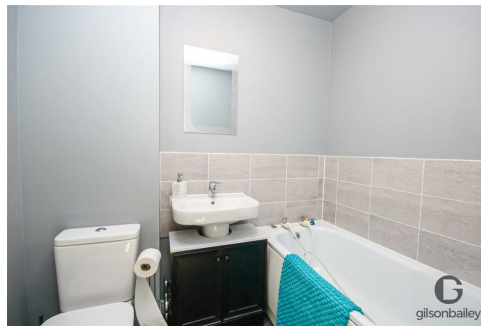
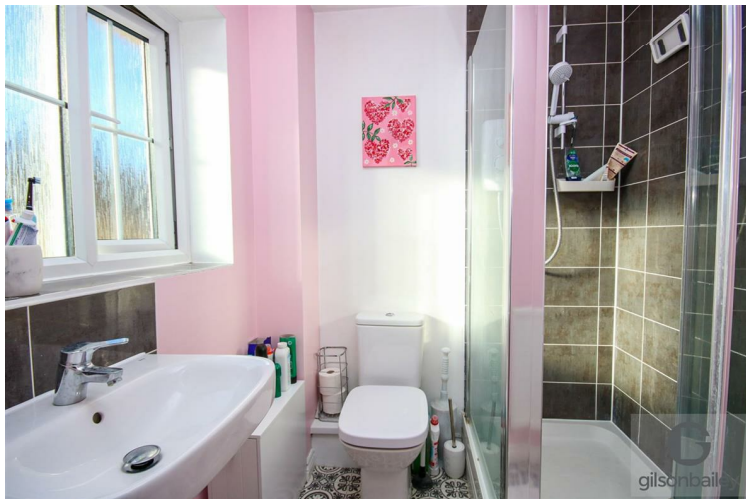
## Tenure

Freehold


## Utilities

Ultrafast full fibre broadband available.  
Mains water and electric.





### Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		<b>95</b>
(81-91) <b>B</b>	<b>83</b>	
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

### Local Authority

South Norfolk District Council, Tax Band C

### Tenure

Freehold

Please note that we have not tested any apparatus, equipment, fixtures, fittings or services and as so cannot verify that they are in working order or fit for their purpose. Gilson Bailey cannot guarantee the accuracy of the information provided. This is provided as a guide to the property and an inspection of the property is recommended.

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