

# LORD NELSON DRIVE

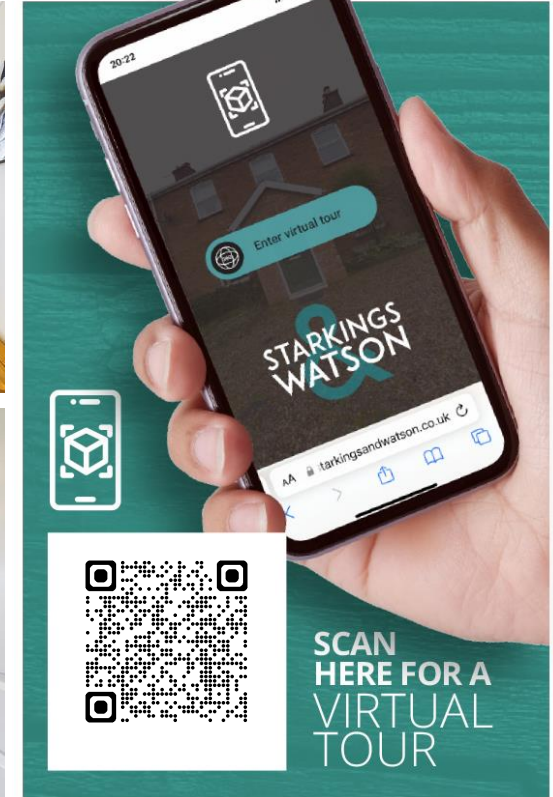
## Costessey, Norwich NR5 0UF

Freehold | Energy Efficiency Rating : C

To arrange an accompanied viewing please pop in or call us on 01603 336446

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# STARKINGS & WATSON



- Three Storey Townhouse
- Mid-Terrace Accommodation
- Opposite Open Park Land
- Open Plan Kitchen/Dining Room
- Scope for a Home Working Space
- Up to Five Bedrooms over Three Floors
- Garage & Parking to Rear
- Enclosed Gardens

### IN SUMMARY

Overlooking GREEN SPACE, the accommodation spans OVER 1525 Sq. ft (stms) and is arranged over THREE FLOORS, with a chance to use the rooms in a NUMBER OF WAYS. At ground level, a 10' STUDY leads off the hall entrance, along with a utility room, SHOWER ROOM, and a DOUBLE BEDROOM/SNUG with French doors to the garden. The middle floor is for ENTERTAINING with the L-SHAPE KITCHEN/DINING ROOM with two windows facing to front and SITTING ROOM with windows to MATCH to the rear. The top floor has the remaining THREE BEDROOMS of which the main has an EN SUITE SHOWER ROOM and there is a FAMILY BATHROOM. Parking and a GARAGE can be found to rear, along with a landscaped garden between.

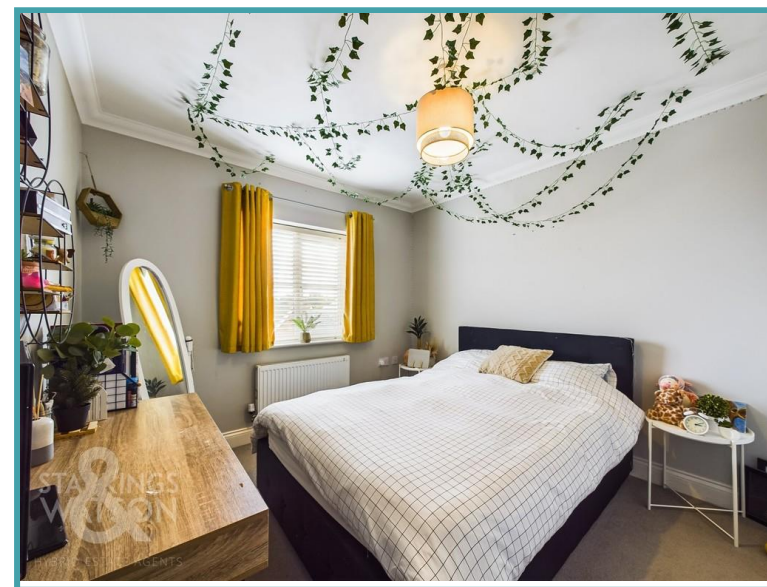
### SETTING THE SCENE

Approaching this home via the hard standing pathway which runs along the green space and park, the wonderful outlook to front is complemented by the Georgian styling of this modern build which includes sash windows. A pathway leads to the front

door with an area of lawn and plants either side.

### THE GRAND TOUR

Once inside, recessed matting can be found underfoot leading to the fitted carpet in the hall. On the right hand side there is a radiator adjacent to the study door, a built-in storage cupboard and further doors into the double bedroom/snug, utility room and ground floor shower room. The study has a window facing to front, with the double bedroom/snug featuring French doors to the rear garden. The utility room is a useful space for a growing family or those with pets, with good storage and cabinets at wall and base level. The shower room is finished with a three piece suite including a shower, low level W.C and a hand wash basin. The open plan accommodation on the first floor is only divided by a single set of double doors which is perfect for entertaining - including a kitchen, dining area and an L-shape sitting room. The kitchen itself has space for an American style fridge/freezer, integrated gas hob and double oven with extractor above. The sitting room is centred around a period style fireplace with plenty of space for soft furnishings. The top floor you will find three further bedrooms, all of which can fit a double bed and two of them have double wardrobes built-in. The main bedroom includes its own en suite shower room with tiled splash backs, with the other two served by a family bathroom with three piece suite.



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### THE GREAT OUTDOORS

Stepping into the garden, there is a pathway which takes you to the rear gate with an adjacent lawn, decking and entertaining space which will comfortably house a garden furniture set. Beyond the garden you will find a shared parking area with neighbouring properties which houses a garage with up and over door and parking space in front of.

### OUT & ABOUT

Lord Nelson Drive is located at the front of the popular Hampdens development, just outside Costessey, and a short drive from Longwater Retail Park. Various amenities can be found close by within a short drive, including shops, schooling and major transport links, including to the A47. The property is just a short walk from Roundwell Medical Centre.

### FIND US

Postcode : NR5 0UF

What3Words : ///venturing.hits.summer

### VIRTUAL TOUR

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

### AGENTS NOTE

An annual charge is applicable for the upkeep of communal green space, charged in the region of £200 PA.

**Disclaimer:** 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.

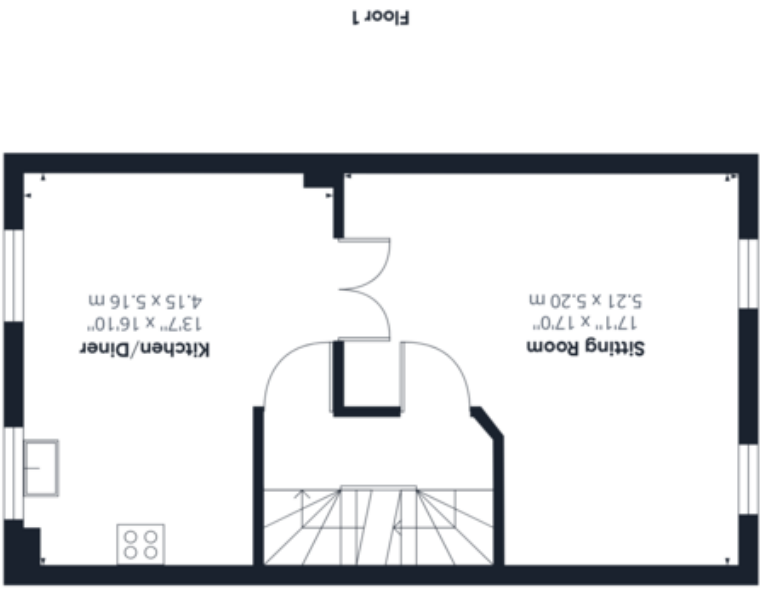
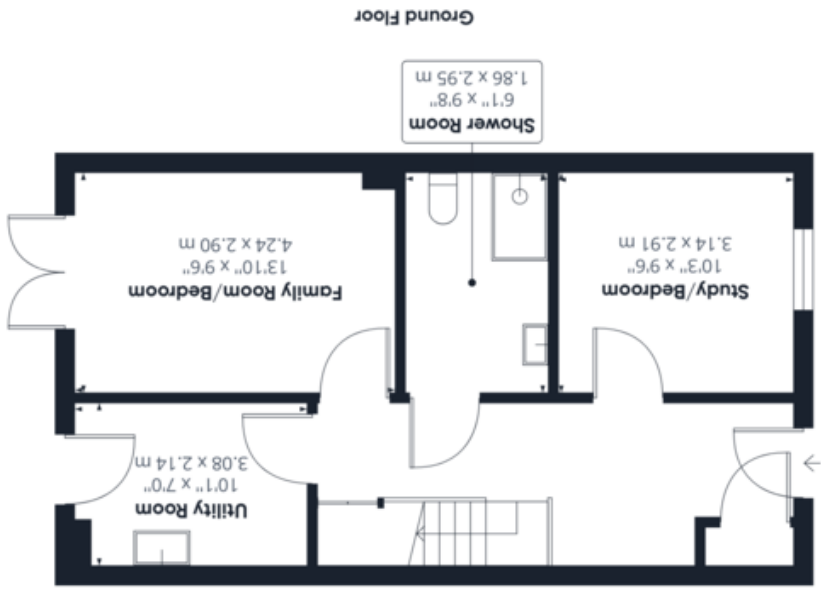
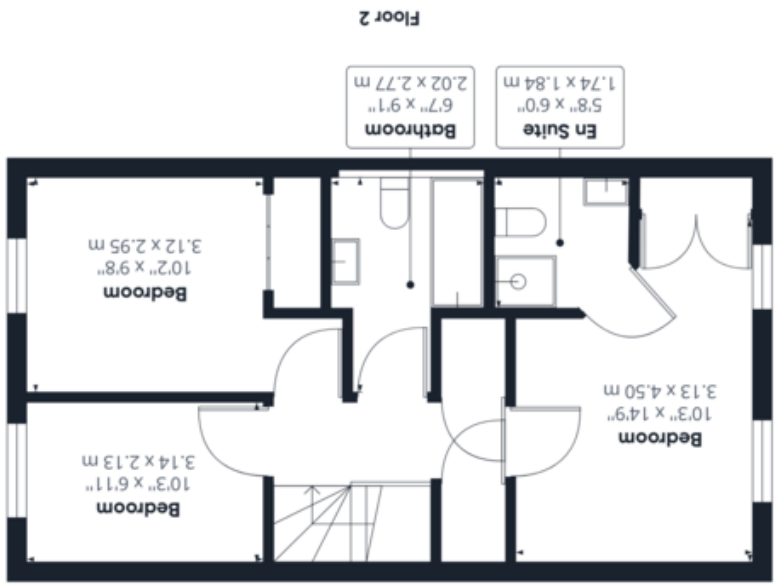
Price:



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GIRAFFE 360

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

(1) Excluding balconies and terraces

Approximate total area<sup>(1)</sup>  
1527.07 ft<sup>2</sup>  
141.87 m<sup>2</sup>