



Royal Sovereign Avenue, Norwich - NR5 0WE



Royal Sovereign Avenue

Costessey, Norwich

Occupying a prominent CORNER PLOT positioning, this DETACHED HOUSE boasts INCOME GENERATING SOLAR PANELS, presented in FANTASTIC DECORATIVE ORDER with all new flooring replaced in 2025, and provides PEACE OF MIND with 4 YEARS NHBC WARRANTY remaining. Step inside to find a spacious HALLWAY ENTRANCE with doors opening to a two piece W.C and the 19' DUAL ASPECT SITTING ROOM, flooded with natural light from FRENCH DOORS. Across the hallway, the OPEN PLAN KITCHEN and DINING ROOM is the heart of the home, with high specification INTEGRATED APPLIANCES and a separate UTILITY ROOM. Heading upstairs, doors give way to FOUR BEDROOMS with the addition of an ENSUITE SHOWER ROOM and FAMILY BATHROOM. Externally, ample DRIVEWAY PARKING can be found adjacent, leading to a detached brick GARAGE, the rear GARDEN is PRIVATE and FULLY ENCLOSED, benefitting from a new PATIO area completed this year.

Council Tax band: D

Tenure: Freehold

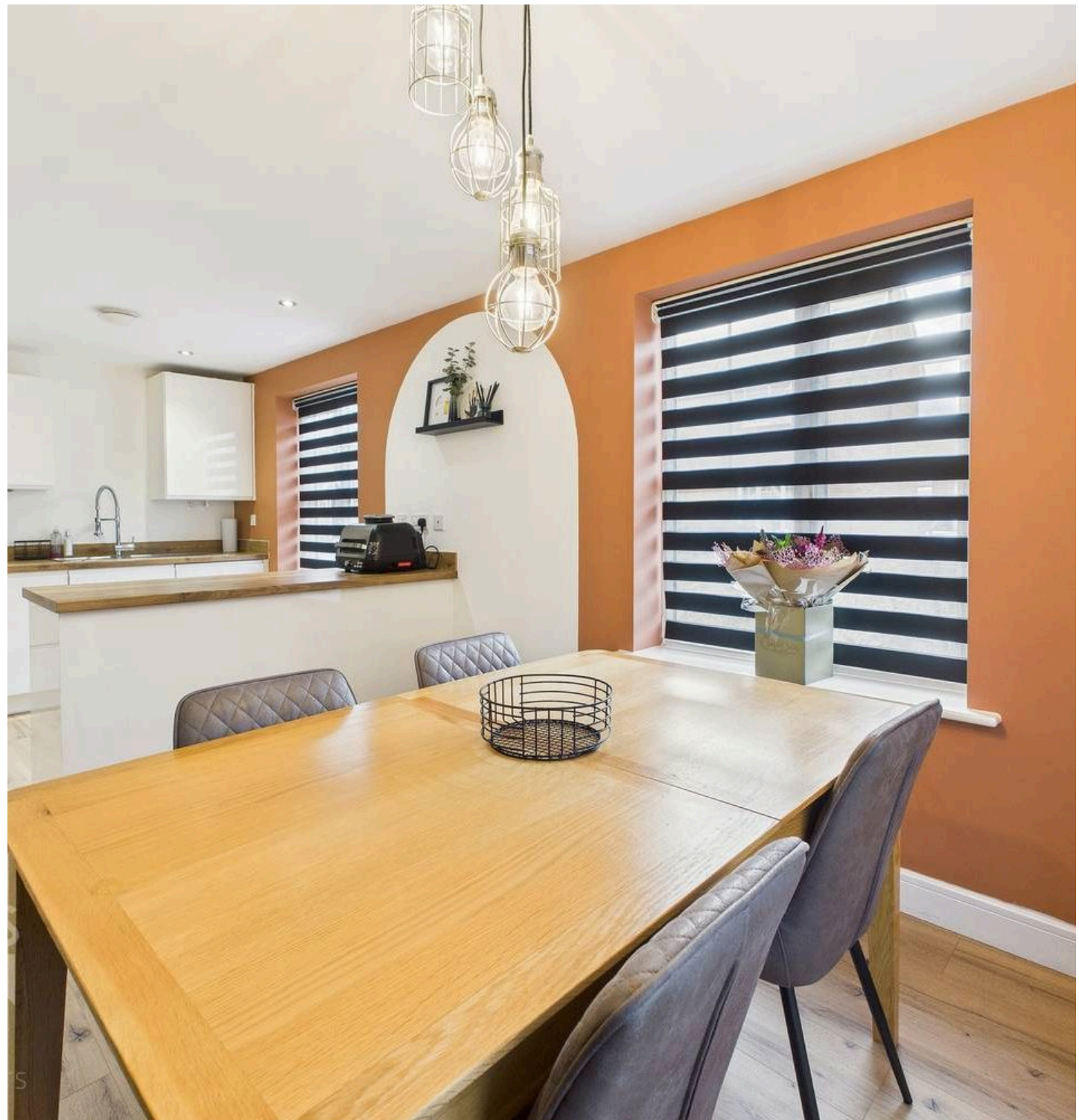
EPC Energy Efficiency Rating: A

- Detached Family Home
- Fantastic Decorative Order Throughout
- 19' Dual Aspect Sitting Room With French Doors
- 19' Open Plan Kitchen/ Dining Room & Utility Room
- Four Bedrooms
- Ground Floor W.C, Family Bathroom & Ensuite Shower Room
- Driveway Parking & Garage
- Private & Enclosed Rear Garden

The property is set within The Hampden View residential 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 well maintained shrub lined frontage wrapping around the property to the driveway. The main entrance can be found at the front with a couple of shallow steps beneath an open porch.



THE GRAND TOUR

Stepping inside, the hallway entrance offers ample space for storing outdoor wear, with stairs rising to the first floor and useful integral storage beneath and a conveniently located two piece W.C. Brand new wood flooring runs underfoot and continues into the 19' foot dual aspect sitting room. Flooded with natural light from uPVC double glazed windows and French doors opening to the garden. Ample room is available for soft furnishings and storage furniture. Across the hallway, the 19' open plan kitchen and dining room offers a fantastic social space, also enjoying a generous dual aspect. Initially offering room for a formal dining table, flowing freely into the kitchen. The kitchen itself offers a range of wall and base storage cupboards with an integrated double oven, five burner gas hob, extractor and dishwasher. Ample worktop space is available for food preparation with a tucked away utility space found to the corner with an integrated washing machine and space for a tumble dryer.

Ascending stairs to the galleried first floor landing, useful airing cupboard storage can be found, whilst doors give way to four well proportioned bedrooms. The main bedroom, found to the right hand side enjoys continued wood flooring with space for a large double bed, storage furniture and a further door opening to the three piece en-suite shower room, Including an inset double shower cubicle with a glass door and a wall mounted heated towel rail. Adjacent, the fourth bedroom offers space for a single bed, currently used as a dressing room. Across the landing, two further double bedrooms can be found, both with continued wood flooring, radiators and uPVC double glazed windows. The smaller of the two rooms enjoys a dual aspect and is currently used as a study space. Completing the accommodation, the three piece family bathroom opens centrally from the landing with tile effect flooring and predominantly tiled walls including a shower over the bath with a glass splashback.

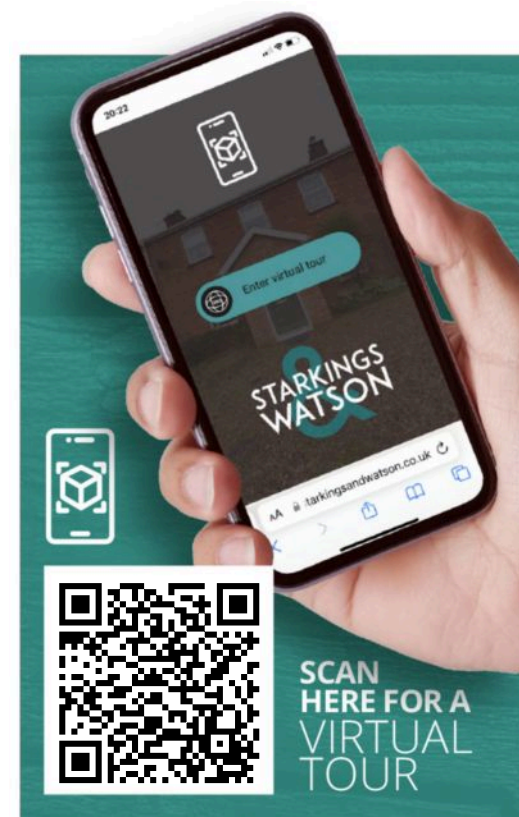
FIND US

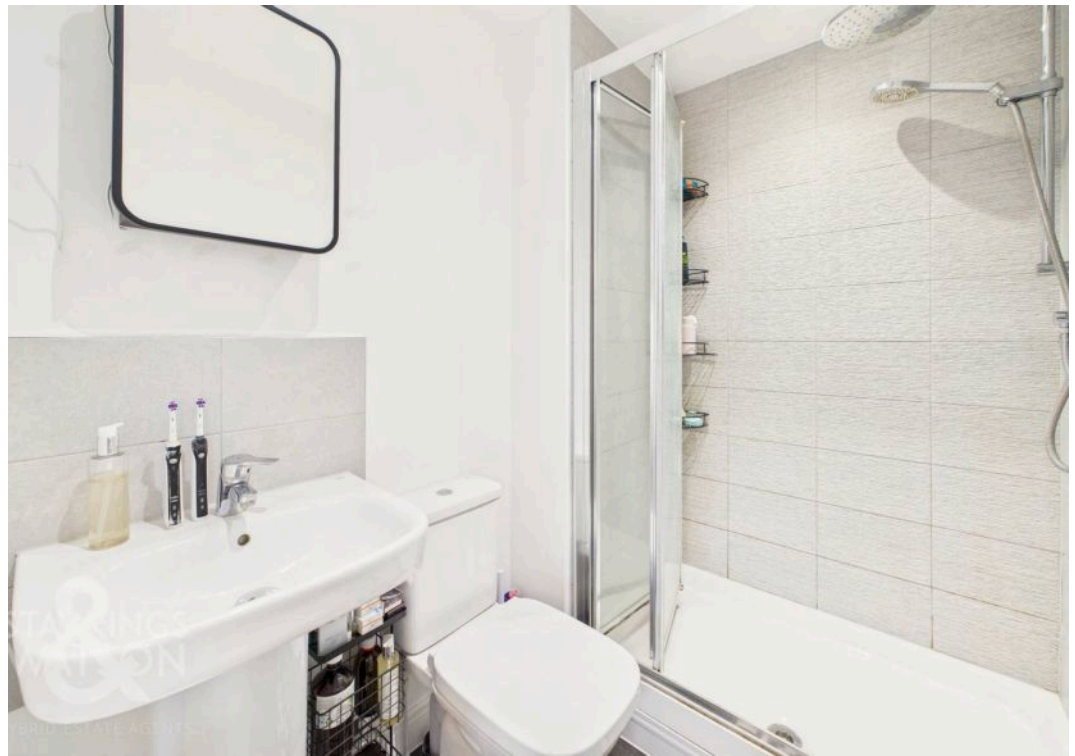
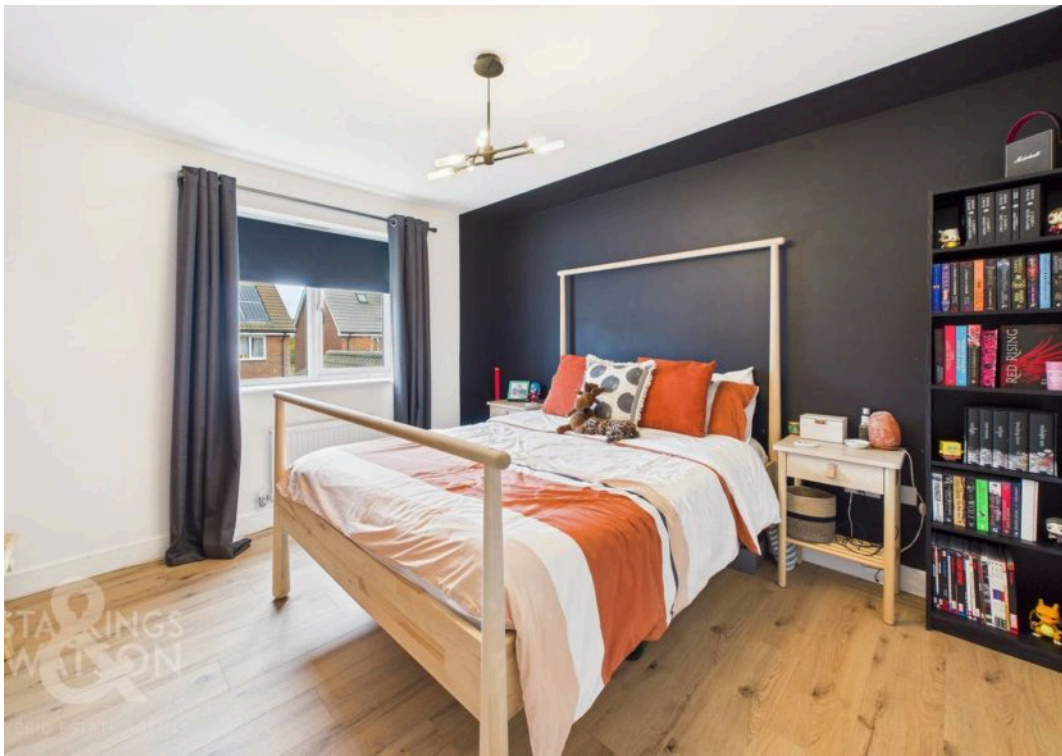
Postcode : NR5 0WE

What3Words : ///direct.pampering.rumbles

VIRTUAL TOUR

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



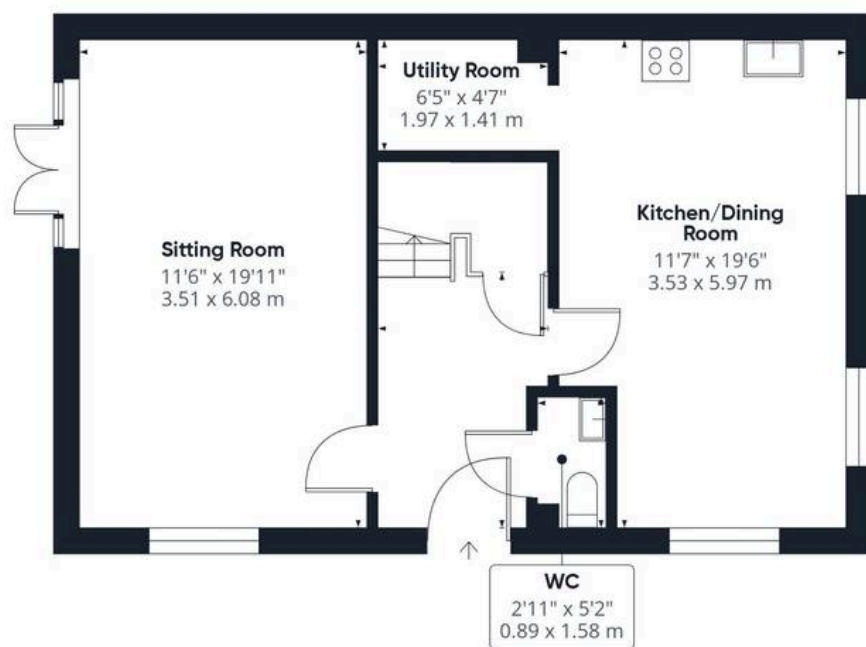




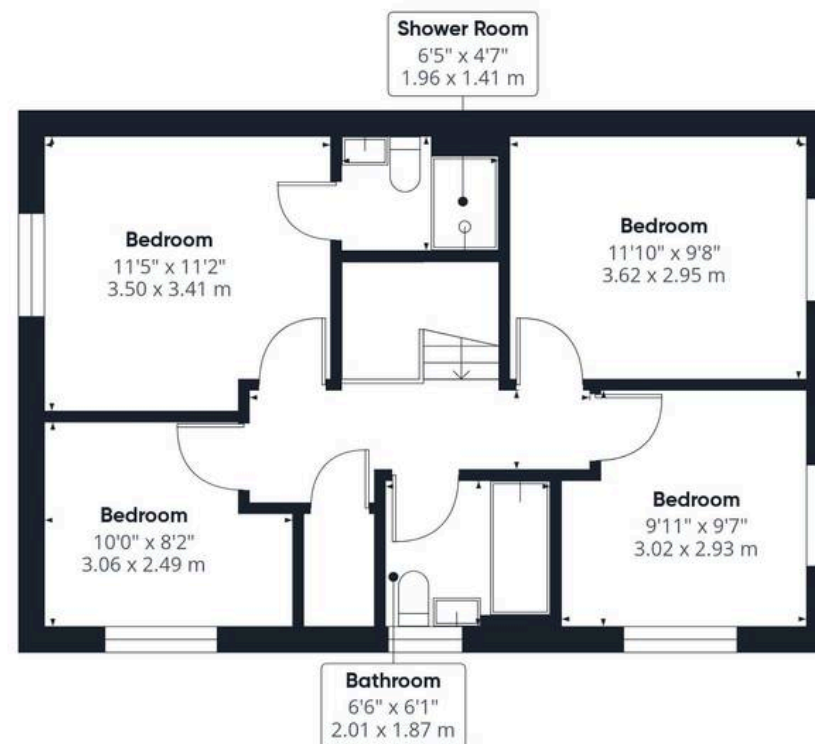
THE GREAT OUTDOORS

Stepping outside, the rear garden is fully enclosed with timber panel fencing and brick walling. Opening to a newly laid patio, perfect for outdoor furniture to enjoy the summer months with an adjacent wooden latch and brace side gate offering access out to the driveway. The patio extends along the side of the garage where a pedestrian door can be found and storage tucked away behind, perfect for a shed. The remainder of the garden is laid to a well maintained lawn with a shrub lined rear border.





Ground Floor



Floor 1

Approximate total area⁽¹⁾

1137 ft²
105.4 m²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360



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