



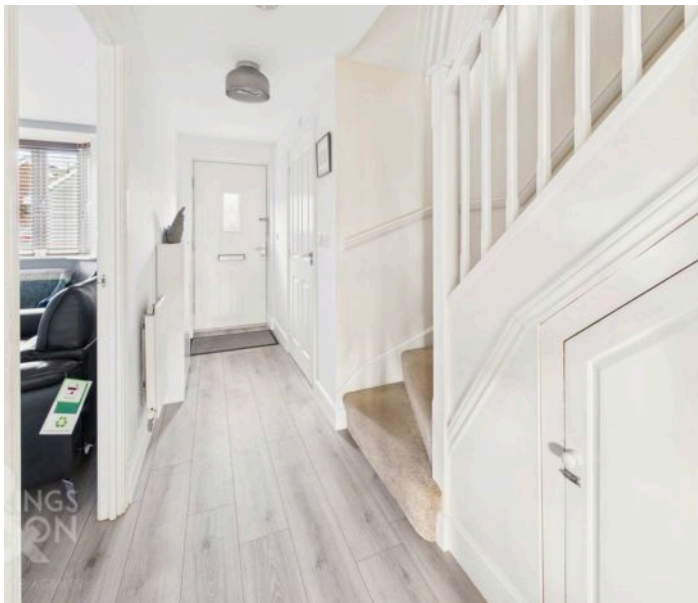
Worcester Road, Norwich - NR5 0UJ



Worcester Road

Norwich

Prominently positioned in this POPULAR DEVELOPMENT, this LINK-DETACHED HOUSE boasts over 1,000 Sq. Ft (stms) of living accommodation, offering a spacious and flexible layout. Heading inside, you are greeted by a spacious HALLWAY ENTRANCE with stairs rising and a convenient TWO PIECE W.C, opening to the bay window fronted 17' SITTING ROOM. Positioned overlooking the garden, the 17' OPEN PLAN KITCHEN/ DINING ROOM is the heart of the home, offering INTEGRATED APPLIANCES and centred around the KITCHEN ISLAND, doubling as a BREAKFAST BAR with FRENCH DOORS opening out. Upstairs, FOUR BEDROOMS open from the landing, with the MAIN BEDROOM including an ENSUITE SHOWER ROOM. The remaining accommodation is serviced by a three piece FAMILY BATHROOM including a shower over the bath. Externally, TANDEM DRIVEWAY PARKING can be found under the CARPORT, including an EV CHARGING POINT. The rear GARDEN is PRIVATE and FULLY ENCLOSED, with a raised patio perfect for outdoor furniture to enjoy the summer months.



Council Tax band: D

Tenure: Freehold

EPC Energy Efficiency Rating: TBC

- Link-Detached House
- Over 1,000 Sq. Ft (stms) of Living Accommodation
- 17' Open Plan Kitchen/ Dining Room
- 17' Bay-Window Fronted Sitting Room
- Ground Floor W.C, Family Bathroom & Ensuite Shower Room
- Four Bedrooms
- Tandem Driveway Parking & EV Charging Point
- Private & Enclosed Rear Garden

The property is set within The Hampden View 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, offering a low maintenance frontage laid to shingle bisected by a flagstone pathway leading up to the main entrance under an open porch.



THE GRAND TOUR

Stepping inside, you are greeted by the spacious hallway entrance with stairs rising to the first floor and useful integrated storage beneath. Immediately to the left a convenient two-piece WC can be found. Hard flooring runs underfoot and continues to the 17' sitting room, flooded with natural light from the uPVC double glazed bay window, flooding the space with natural light. The flexible space allows for a range of soft furnishing layouts. At the end of the hallway, a door opens to the 17' open plan kitchen and dining room, with tiled flooring underfoot for ease of maintenance. The kitchen itself offers a range of wall and base storage cupboards and integrated appliances including a dishwasher, double oven, four burner gas hob and extractor above with under counter space available for a washing machine and fridge/ freezer. The room is centred around the kitchen island offering further worktop space and floor based storage in addition to a useful breakfast bar. The remainder of the room boasts ample room for formal dining whilst French doors open to the garden.

Ascending the stairs to the carpeted first floor landing, loft access can be found above, in addition to a useful double opening storage cupboard. Doors give way to four bedrooms including the spacious main bedroom offering continued carpeted flooring with fully integrated wardrobes and a three-piece ensuite shower room. The 16' second bedroom enjoys space for a large double bed and storage furniture. The third bedroom enjoys a rear facing aspect also with space for a double bed. Finally, the fourth bedroom offers hard flooring underfoot and is currently used as a study space. Completing the accommodation, the three-piece family bathroom includes a shower over the bath with a glass splashback and fully tiled surround with tiled flooring underfoot.

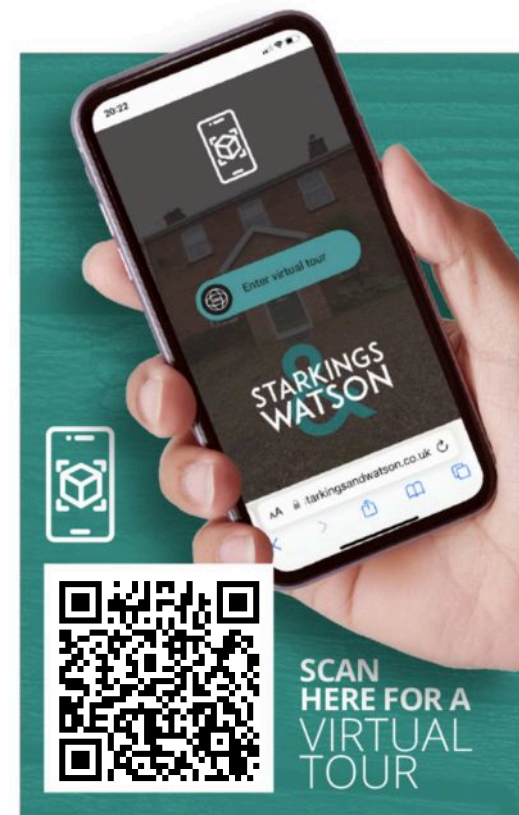
FIND US

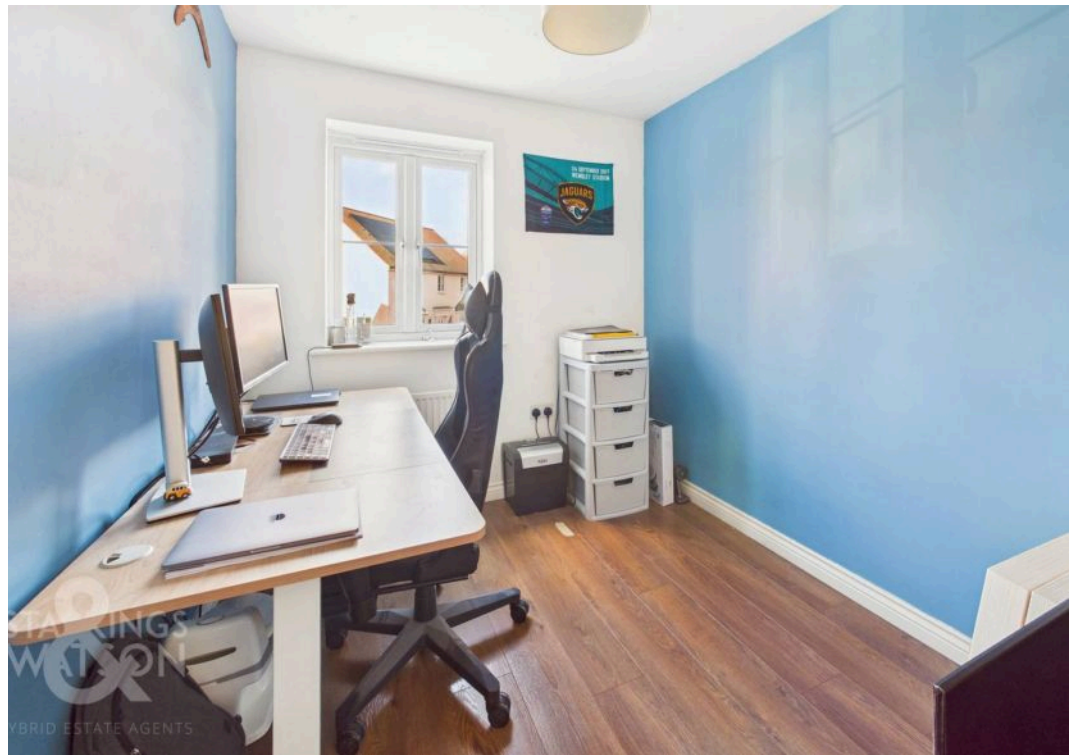
Postcode : NR5 0UJ

What3Words : ///upholds.broadcast.rail

VIRTUAL TOUR

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



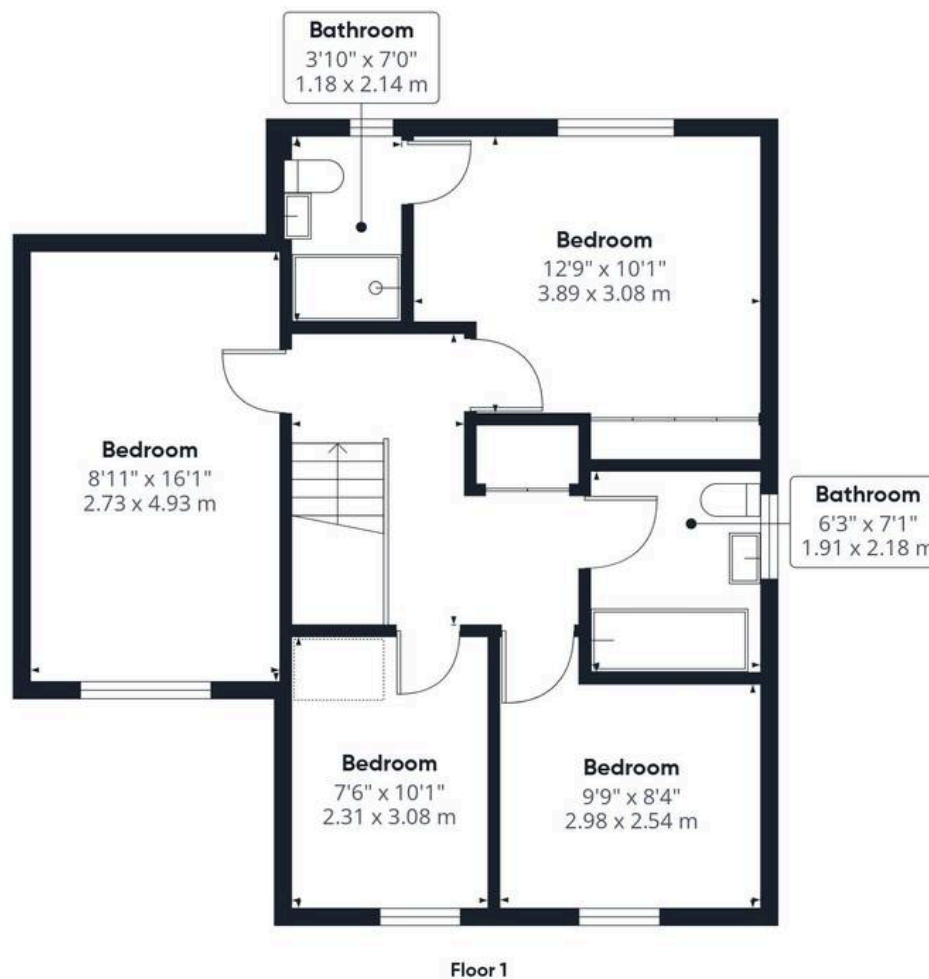




THE GREAT OUTDOORS

Stepping outside, the rear garden is private and fully enclosed with timber panel fencing opening from French doors to a raised flagstone patio, perfect for outdoor furniture to enjoy the summer months. A side wooden latch and brace gate allows access out to the driveway. A wooden sleeper border is bisected with a couple of shallow steps leading to the remainder of the garden, laid to a well maintained lawn.





Approximate total area⁽¹⁾

1082 ft²

100.4 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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