



4 Bedroom Detached House  
29 Hampden Drive  
Norwich, NR70UT

£475,000  
[www.sefftons.co.uk](http://www.sefftons.co.uk)



## 29 Hampden Drive, Norwich, NR70UT

EXECUTIVE, FOUR BEDROOM, DETACHED FAMILY HOME in a FANTASTIC POSITION backing onto woodland. Ideally situated for access to Norwich city centre, transport links and local schools, the property has been re-worked and updated to create a stylish and spacious home.

### THE PROPERTY

The front door opens to the welcoming entrance hall, with a study to the left providing the perfect space for working from home, and the kitchen/diner to the right. The stylish kitchen/diner is the hub of this family home, complete with sleek gloss units, complementing the quartz worktops and breakfast bar and under cupboard and work surface led lighting. The integrated appliances include Smeg induction hob, pyrolytic oven, combi-oven/microwave and modern extractor fan, plus washing machine, dishwasher and fridge-freezer. The dining room opens via bespoke oak bi-fold doors into the modern and spacious living room space, alongside a handy ground floor W.C.

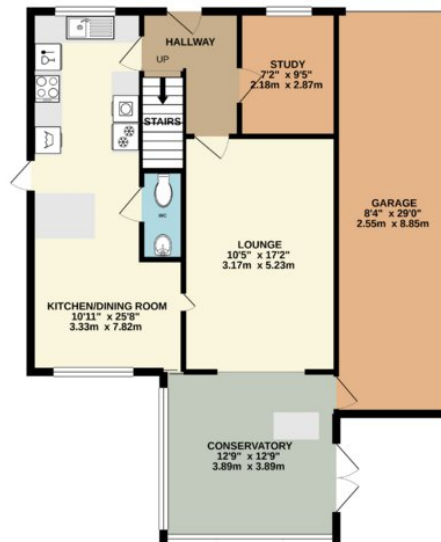
Completing the ground floor accommodation is a generous conservatory with stay-clean glass roof, backing onto the rear garden, alongside a large integral tandem garage.

Up on the first floor are four bedrooms off of the landing, three of which have built in wardrobe space, and one with an ensuite shower room whilst the remaining bedrooms utilise the family bathroom suite.

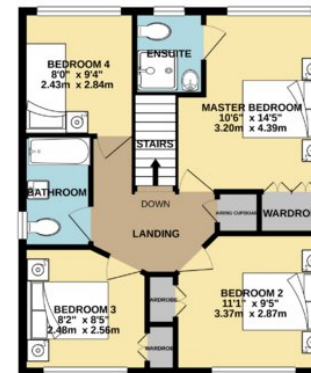
## Energy Efficiency Rating

|  | Current | Potential |
|--|---------|-----------|
| <i>Very energy efficient - lower running costs</i> |         |           |
| (92 plus) <b>A</b>                                 |         |           |
| (81-91) <b>B</b>                                   |         | 84        |
| (69-80) <b>C</b>                                   | 73      |           |
| (55-68) <b>D</b>                                   |         |           |
| (39-54) <b>E</b>                                   |         |           |
| (21-38) <b>F</b>                                   |         |           |
| (1-20) <b>G</b>                                    |         |           |
| <i>Not energy efficient - higher running costs</i> |         |           |

GROUND FLOOR  
966 sq.ft. (89.6 sq.m.) approx.



1ST FLOOR  
574 sq.ft. (53.3 sq.m.) approx.



TOTAL FLOOR AREA: 1540 sq ft. (143.1 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, 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 used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee is given as to their operability or efficiency due to age.

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