

FREEHOLD



House - Detached

PLOT 431 HAMPDEN VIEW, COSTESSEY, NORWICH, NR5 0UW

Chain Free

£425,000

FEATURES

- LAST NEW BUILD LEFT
- 4 Bedrooms
- 2 Receptions
- Family Bathroom
- Detached House
- 26ft Kitchen/Diner
- Garage
- Ensuite



4 Bedroom House - Detached located in Norwich

A traditional double-fronted home, this corner plot is one of the final remaining Shelford homes available at Hampden View. This home has an upgraded specification worth over £5,400. This includes integrated appliances and shower package to the family bathroom.

Inside, the full width kitchen/dining area is the hub for the whole family. It's perfect for relaxed meals, watching the kids do their homework up the table, or with space for a sofa, it can be a separate chill out space too. Also featuring French doors which lead to the garden, it allows the kids to run free and play.

With 4 double bedrooms, your own dedicated home office and spacious living room, the Shelford is a popular home design to suit all.

Entrance Hall

Spacious entrance with stairs up to the first floor, doors to wc, sitting room, study and the kitchen/diner. Radiator.

Downstairs Wc

Wc and wash hand basin.

Sitting Room

17'1" max x 12'9"

Sealed unit double glazed bay window to the front with further matching window to side and radiator and double doors to the kitchen/dining Room.

Kitchen/Dining Room

26'4" x 9'3"

Sealed unit double glazed doors out to the rear garden along with window to rear, range of base and wall mounted units, integrated appliances under kickboard lighting.

Study

8'6" x 6'9"

Sealed unit double glazed window to the front and radiator.

Landing

Doors to all bedrooms and the family bathroom.

Master Bedroom

12'8" max x 12'3"

Sealed unit double glazed window to the front, radiator and door to the ensuite.

En Suite Shower Room

Sealed unit double glazed window to the front, shower cubicle, shower over, wc and wash hand basin, splash backs and radiator.

Bedroom 2

13'9" max x 10'2" max

Sealed unit double glazed window to the front, radiator.

Bedroom 3

11'2" max x 10'2" max

Sealed unit double glazed window to the rear, radiator.

Bedroom 4

12'8" max x 9'1" max

Sealed unit double glazed window to the rear,
radiator.

Family Bathroom

Sealed unit double glazed window to the rear,
radiator.

Outside

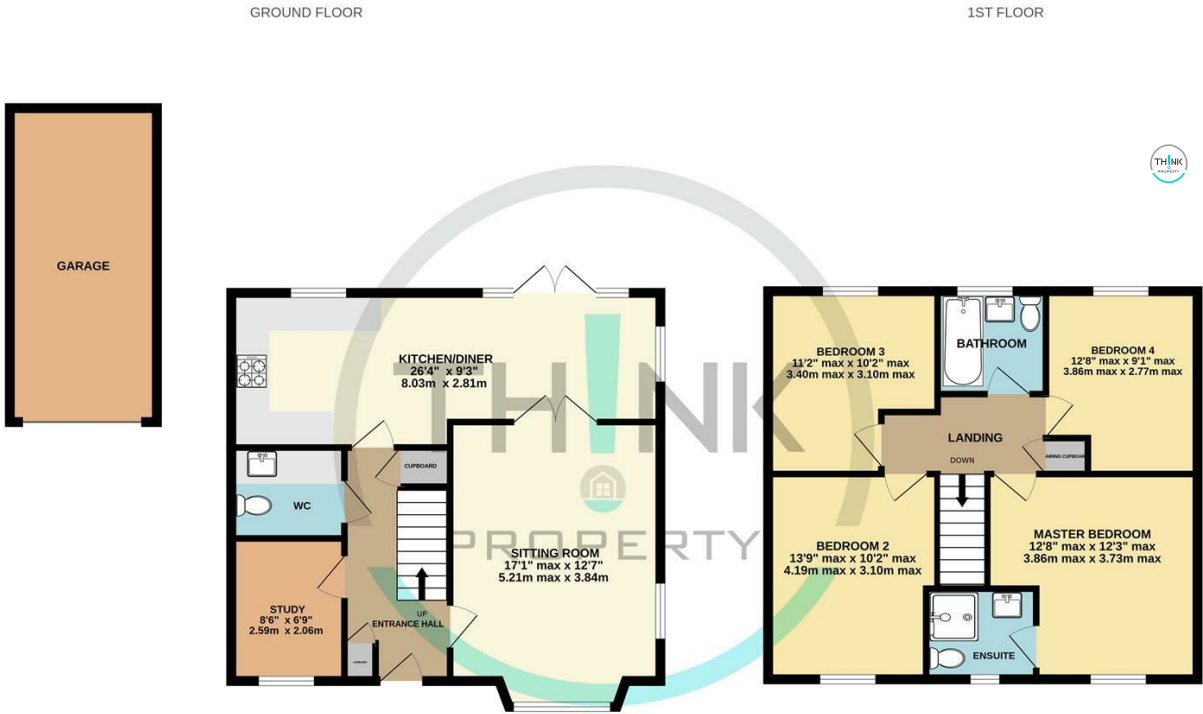
Corner plot with this new home, small garden to the front with steps and railing to the front door, brick weave driveway to the side with parking for two vehicle leading down to the garage. The gate to the side leads to the very attractive and very generous garden which has a patio and is enclosed by fencing with a lovely part brick wall to the side.



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Council Tax Band
New Build



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 as to their operability or efficiency can be given.
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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