

FREEHOLD



House - Detached

# PLOT 481 HAMPDEN VIEW COSTESSEY NORWICH NR5

Guide Price

# £400,000

## FEATURES

- READY TO GO
- Detached House
- Generous Kitchen/Diner
- Ensuite
- NO CHAIN
- LAST ONE AVAILABLE
- 4 Bedrooms
- Garage
- Family Bathroom
- CALL NOW



# 4 Bedroom House - Detached located in Norwich

## Description

**\*\*THIS IS NEARLY READY AND THE LAST KENTDALE LEFT ON SITE\*\* - SO CALL THINK PROPERTY NOW ON 01603 338433 TO RESERVE YOUR NEW HOME - BE QUICK AS THE MARKET IS VERY BUSY FOR NEW BUILDS**

This Kentdale home has real kerb appeal with a small front garden, and inside there's optional upgrades included worth over £12,100. Available with Home Stepper\*, we're working with Sage Homes to offer a helping hand with an affordable way to get onto the property ladder. Eligible customers will be able to purchase a 60%-75% share and pay low rent on the unowned share.

Inside, the open plan kitchen/dining area has a breakfast bar to make cooking a sociable experience, and with plenty of room for a dining table it's ideal for casual family meals and entertaining friends. The cosy living room is perfect for chilling out in the evenings and also features double doors that open out onto the patio and garden, perfect for keeping an eye on the kids or hosting BBQ for family and friends.

With three double bedrooms, and one single room suitable for a child, or a dedicated home office, the Kentdale is a popular choice at Hampden View.

## Ground Floor

The central entrance hall leads to the sitting room with French doors out to the garden and to the kitchen/dining area with useful utility providing access to the garden. You'll also find the downstairs cloakroom and under stairs storage cupboard.

Kitchen 3.58m x 2.80m 11'9" x 9'2"

Dining Room 3.22m x 2.77m 10'7" x 9'1"

Utility Area 2.01m x 1.52m 6'7" x 5'0"

Living Room 6.02m x 3.45m 19'9" x 11'4"

## First Floor

On the first floor you'll find bedroom 1 with en-suite shower room and two additional double bedrooms. A fourth single bedroom and the family bathroom complete the floor.

Bedroom 1 3.51m x 3.40m 11'7" x 11'2"

Bedroom 2 3.64m x 2.95m 11'11" x 9'8"

Bedroom 3 3.05m x 2.98m 10'0" x 9'10"

Bedroom 4-Study 3.09m x 2.53m 10'2" x 8'4"

## External

End Plot

Garage and Driveway

Gardens



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<https://www.thinkproperty.ltd/>

Council Tax Band

**New Build**

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(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>		
<b>England &amp; Wales</b>		EU Directive 2002/91/EC 

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and 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.

