

FREEHOLD

House - Terraced

# LORD NELSON DRIVE COSTESSEY NR5 0UF

Offers Over

£220,000

## FEATURES

- Terraced Home
- Entrance Hall
- Kitchen
- Family Bathroom
- Car Port
- Two Bedrooms
- Sitting/Dining Room
- Wc
- Enclosed Garden
- No Chain



# 2 Bedroom House - Terraced located in Norwich

Welcome to the sought-after area of Costessey, Lord Nelson Drive presents a delightful opportunity to acquire a well-proportioned mid-terraced house, perfect for first-time buyers. Built in 2011, this modern property boasts a generous 764 square feet of living space, offering a comfortable and inviting atmosphere.

Upon entering, you are greeted by a welcoming entrance hall that leads into a spacious sitting and dining room, ideal for both relaxation and entertaining. The kitchen is conveniently located, providing a functional space for culinary pursuits. Ground floor cloakroom. The first floor features two well-sized bedrooms, complemented by a family bathroom, ensuring ample accommodation for residents.

The property benefits from an enclosed garden, providing a private outdoor space for leisure and enjoyment. A gate leads directly to the parking area, which includes a leasehold carport for one vehicle, adding to the convenience of this lovely home.

Situated within a popular development, this terraced house is not only modern but also offers a sense of community. With no onward chain, it presents an excellent opportunity for those looking to step onto the property ladder. This charming home is ready to welcome its new owners, making it a must-see for anyone seeking a blend of comfort and contemporary living in Norwich.

## Entrance Hall

Entrance door the front, stairs to the first floor, doors to the sitting room and the kitchen.

## Wc

Wc and wash hand basin.

## Sitting/Dining Room

15'0 max x 12'2 max

Sealed unit double glazed window and door to the rear, laminate flooring and radiator and cupboard.

## Kitchen

8'9 x 7'6

Sealed unit double glazed window to the front, range of base and wall mounted units, integrated hob, oven and extractor. Space for further appliances.

## First Floor Landing

Doors to bedrooms and the bathroom.

## Primary Bedroom

12'3 max x 10'7 max

L shaped bedroom with sealed unit double glazed window to the rear. Radiator. Built in wardrobe.

## Bedroom Two

10'6 x 7'8

Sealed unit double glazed window to the front, radiator.

## Bathroom

Sealed unit double glazed window to the front, panel bath with screen and shower attachment, wc and wash hand basin.



### Outside

The rear garden is enclosed of a good size mainly laid to lawn with fencing and paved patio and gated rear access.

The property has car port parking positioned just to the left of the terrace.

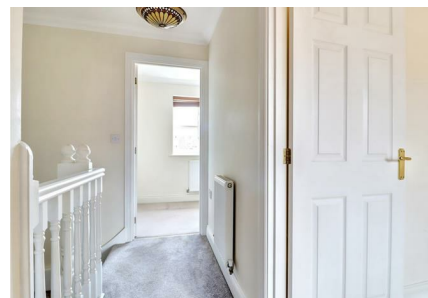
### Agents Note

The property is Freehold.

The Carport Is Leasehold £79.00 per half year.

Greenbelt Charge TBC.

Ground rent of £25.00 per annum.

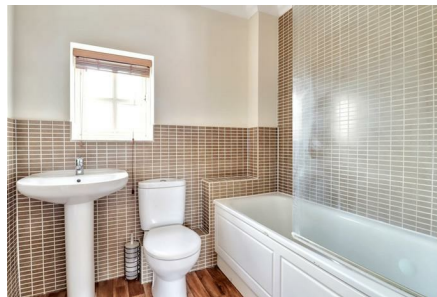






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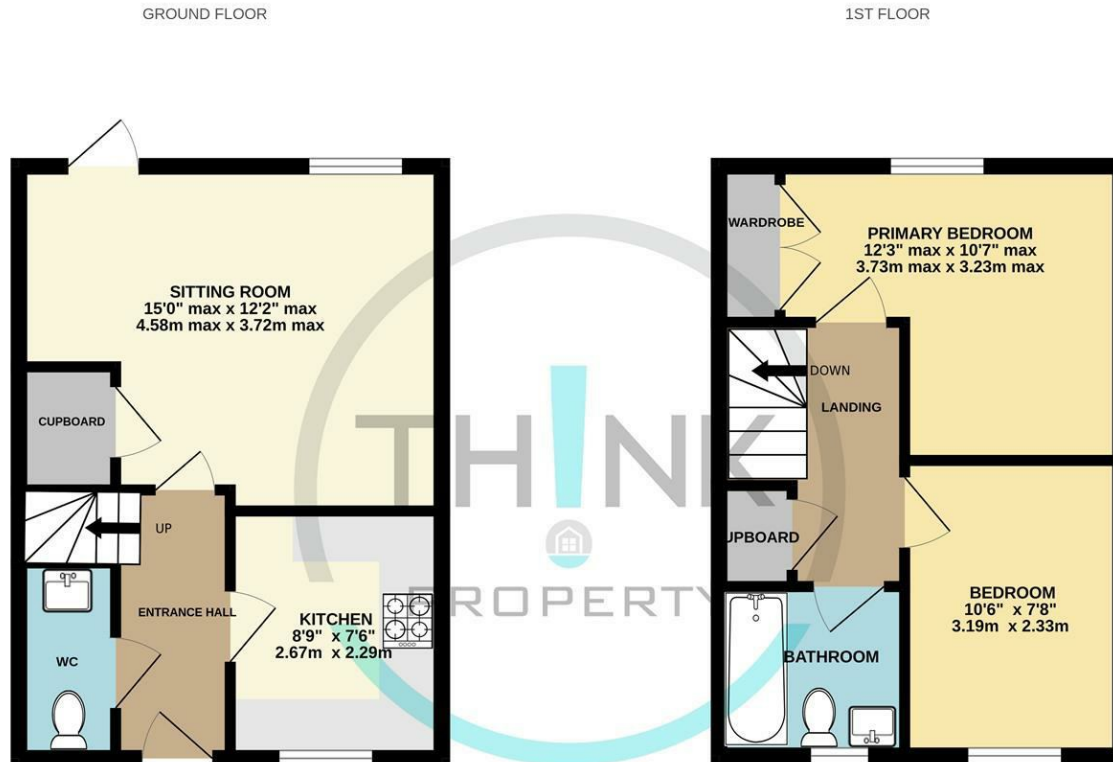
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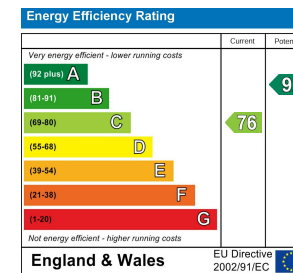
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Council Tax Band

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