

FREEHOLD



House - Detached

ROYAL SOVEREIGN  
AVENUE  
COSTESSEY  
NR5 0WE

Price Guide

£350,000

FEATURES

- Detached House
- Four Bedrooms
- Generous Kitchen
- Sitting Room
- Downstairs Wc
- Ensuite
- Bathroom
- Immaculate
- Garage
- Enclosed Garden



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# 4 Bedroom House - Detached located in Norwich

Welcome to the sought-after development of The Hampdens in Costessey, this immaculate detached house on Royal Sovereign Avenue is a splendid opportunity for families seeking a modern and comfortable home. Built in 2019, this property boasts plenty of living space, thoughtfully designed to cater to contemporary lifestyles.

Upon entering, you are greeted by a welcoming entrance hall that leads to a convenient WC. The heart of the home is the spacious kitchen/dining room, perfect for family meals and entertaining guests. The full-width sitting room, enhanced by patio doors, opens seamlessly to the beautifully landscaped rear garden, providing a delightful backdrop for relaxation and outdoor gatherings.

The first floor features four well-proportioned bedrooms, including a master suite with an ensuite shower room, ensuring privacy and comfort. A family bathroom serves the remaining bedrooms, making this home ideal for both family living and hosting visitors.

Outside, the property is equally impressive, with a meticulously maintained garden that offers a tranquil space to unwind. The double-length driveway leads to a detached garage, providing ample parking and storage solutions.

This home is perfectly positioned for families, with excellent access to local schools, a nearby retail park, and convenient routes to the A47. With its modern upgrades and pristine condition, this beautiful home is ready for you to move in and make it your own. A viewing is highly recommended to fully appreciate all that this property has to offer.

## Entrance Hall

Sealed unit double glazed door to the front, stairs to the first floor, doors to the wc, kitchen/diner and the sitting room. Understairs cupboard.

## Wc

Wc and wash hand basin.

## Sitting Room

18'7 x 12'2

Sealed unit double glazed windows and double doors out to the rear garden, door to cupboard and radiator.

## Kitchen/Breakfast Room

14'3 x 11'8

Sealed unit double glazed window to the front, range of base and wall mounted units, sink, granite style integrated appliances to include oven, hob and extractor fan over, fridge/freezer, washing machine and dishwasher. Granite styled worksurface. Radiator.

## Landing

Doors to all bedrooms and the bathroom.

## Principal Bedroom

11'9 x 10'7

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

## Ensuite

Shower cubicle, wc and wash hand basin and radiator.

## Bedroom Two

11'6 x 9'3

Sealed unit double glazed window rear, radiator.

## Bedroom Three

9'5 x 8'2

Sealed unit double glazed window to the rear and radiator.



#### Bedroom Four

7'7 x 7'4

Sealed unit double glazed window to the front and radiator.

#### Bathroom

7'7 x 7'4

Sealed unit double glazed window to the front and radiator.

#### Outside

To the front of the property there is a garden, driveway to the side providing parking for two cars leading to the garage. Detached garage with up and over door and personnel door to the side to the garden at the rear. The gated rear garden has been landscaped with lawned area, inset patio with pergola to the rear. Access to the garage. This garden is ideal for relaxing and entertaining, low maintenance enabling plenty of time to enjoy the sunny days ahead.

#### Agents Note

Green Belt Charge paid £115.00 in 2019 not due again until development complete.  
Solar panels.

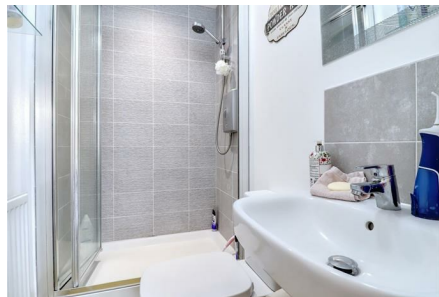






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Council Tax Band

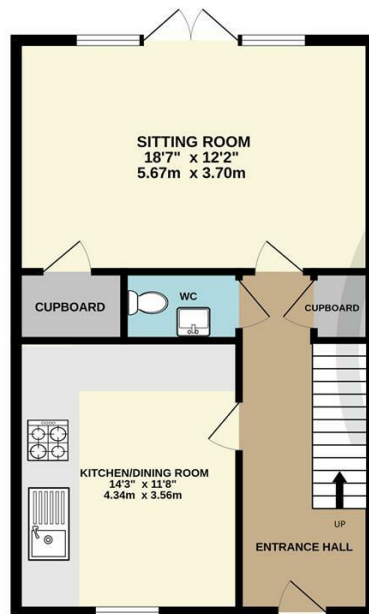
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A	95	97
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

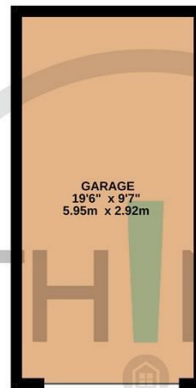
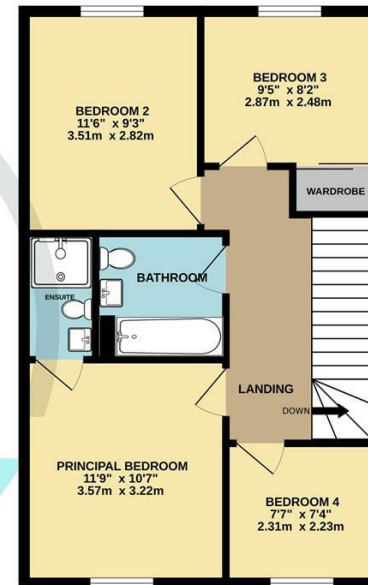
Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.



GROUND FLOOR



1ST FLOOR



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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