



Badger Road, Norwich - NR5 0UN

**STARKINGS
&
WATSON**

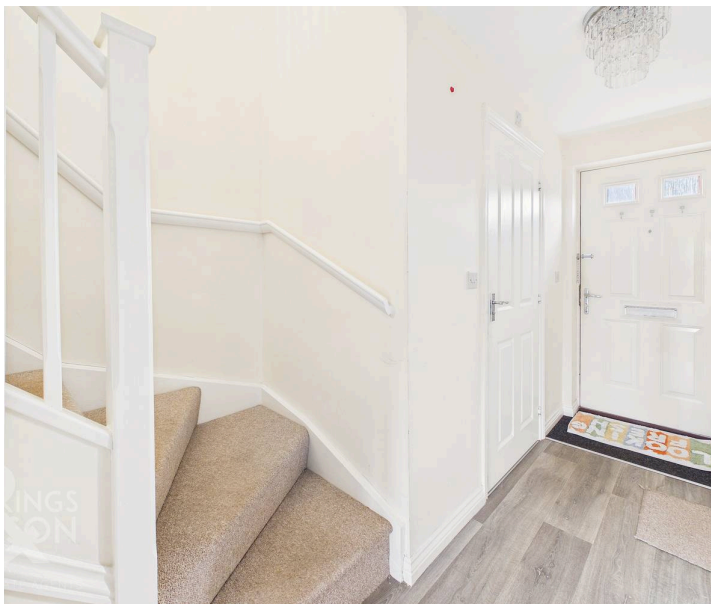
HYBRID ESTATE AGENTS



Badger Road

Norwich

This LINK-DETACHED FAMILY HOME is situated opposite GREEN SPACE within the POPULAR HAMPDENS DEVELOPMENT. This home offers comfortable accommodation, PRIVATE GARDENS and DRIVEWAY PARKING. Internally you will find an entrance hallway, W.C, MODERN KITCHEN with space for white goods, SPACIOUS SITTING/DINING ROOM with FRENCH DOORS opening onto the rear garden and a W.C. Upstairs, THREE AMPLE BEDROOMS lead off the landing, with a family bathroom and EN-SUITE SHOWER ROOM to the main bedroom. The property can be found tucked away from any busy roads with a park opposite, the ideal spot to raise a young family. Externally, the PRIVATE REAR GARDEN is enclosed and laid to lawn, with a useful TIMBER STORAGE SHED. The property benefits from uPVC DOUBLE GLAZING and GAS FIRED central heating, and is ideally located for the mains road networks, UEA and HOSPITAL.



Council Tax band: C

Tenure: Freehold

EPC Energy Efficiency Rating: C

- Modern Link-Detached Home
- Popular Residential Development
- Ideally Located for Hospital & UEA
- Spacious Sitting Room & Separate Kitchen
- Three Ample Bedrooms
- En Suite, Family Bathroom & W.C
- Tandem Driveway Parking
- Private, Enclosed Lawned Garden

The property is set within The Hampden View development, which is located just off Norwich Road in Costessey, where within a short walk you will find various local amenities including shops, hardware store, post office etc. Local schooling is located close by up to Secondary level, whilst a wealth of public transport leads to Norwich and the nearby Retail Parks.

SETTING THE SCENE

Approached via a hard standing parking located to the side of the property, where there is off road parking for two vehicles. To the front there is a landscaped area with planting and grass, along with a pathway leading to the main entrance door.



THE GRAND TOUR

Entering the house via the main front door you will find a hall entrance leading to a W.C as well as stairs to the first floor landing. The kitchen can be found to the left, which is a modern space with a range of kitchen units and rolled edge work surfaces. An integrated electric oven with gas hob are built-in, as well as space for further white goods including a fridge freezer, washing machine and dishwasher. The sitting/dining room is located to the rear of the house with French doors onto the garden, as well as a wall mounted electric fire and built-in under-stairs storage.

Heading up to the first floor landing you will find a useful built-in airing cupboard with doors leading off to the bedrooms and bathroom. To the rear, the single bedroom is carpeted, with the two double bedrooms finished in a similar style, including the main bedroom which benefits from an en-suite shower room. To the front, the family bathroom is completed with a bath and shower over. The property benefits from uPVC double glazing and gas fired central heating.

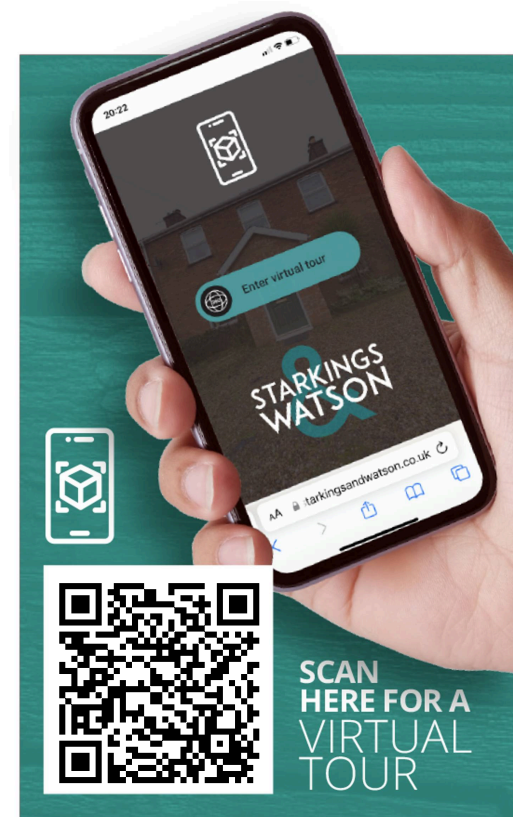
FIND US

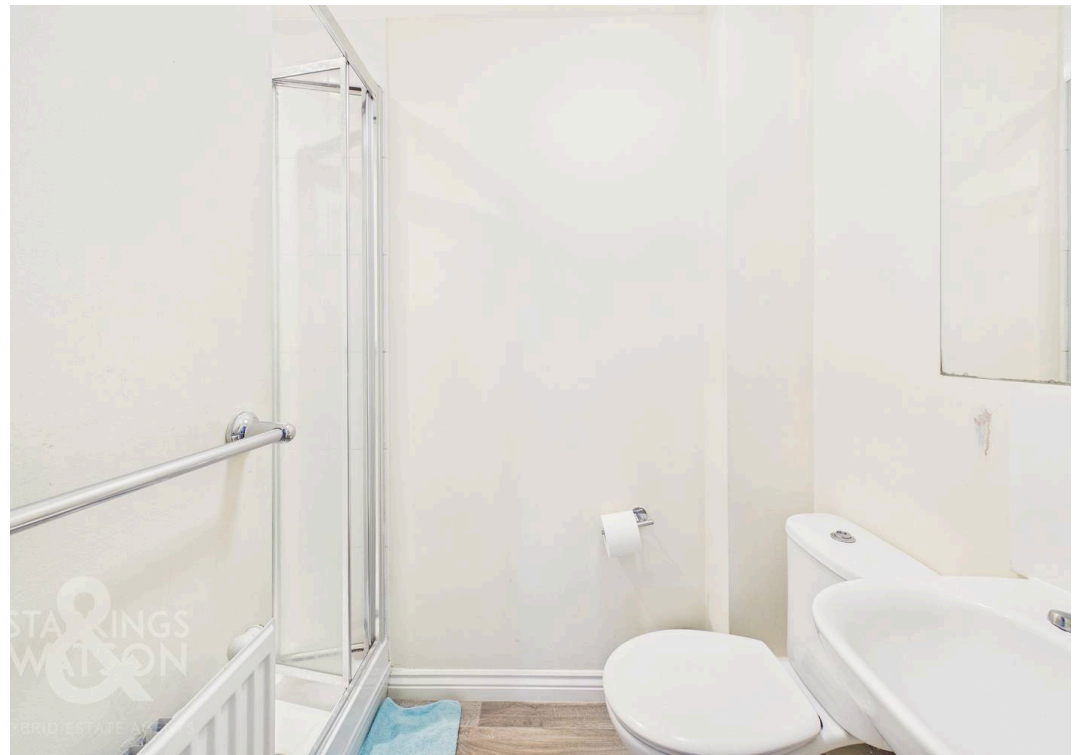
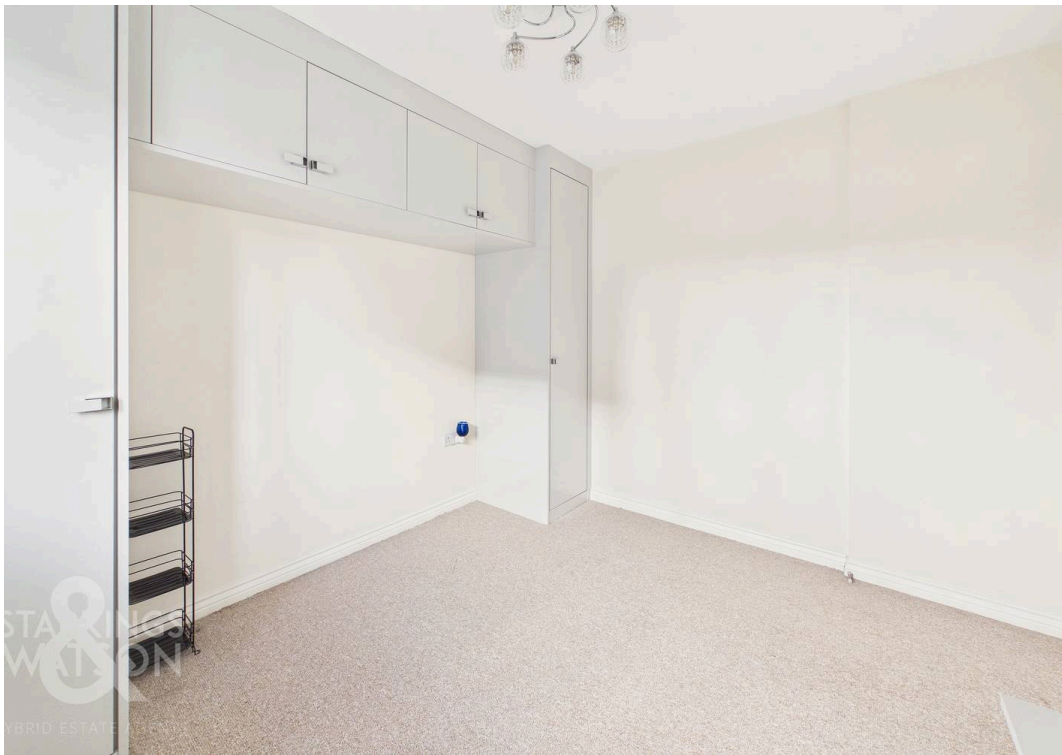
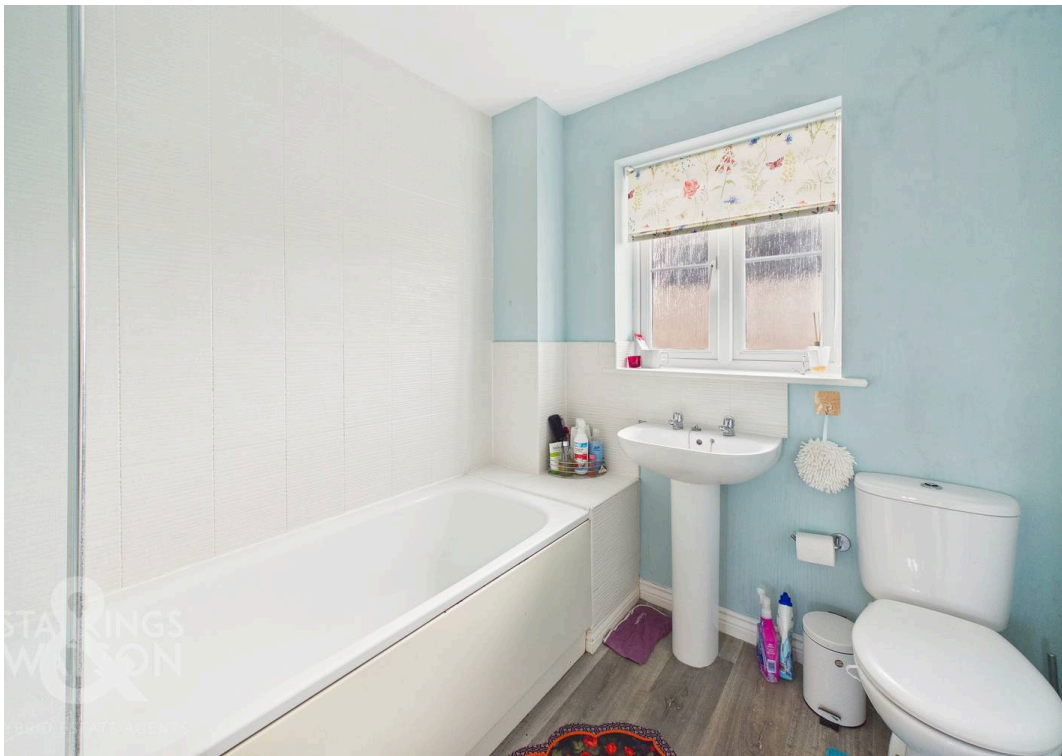
Postcode : NR5 0UN

What3Words : ///trumpet.tripled.taxed

VIRTUAL TOUR

View our virtual tour for a full 360 degree of the interior of the property.







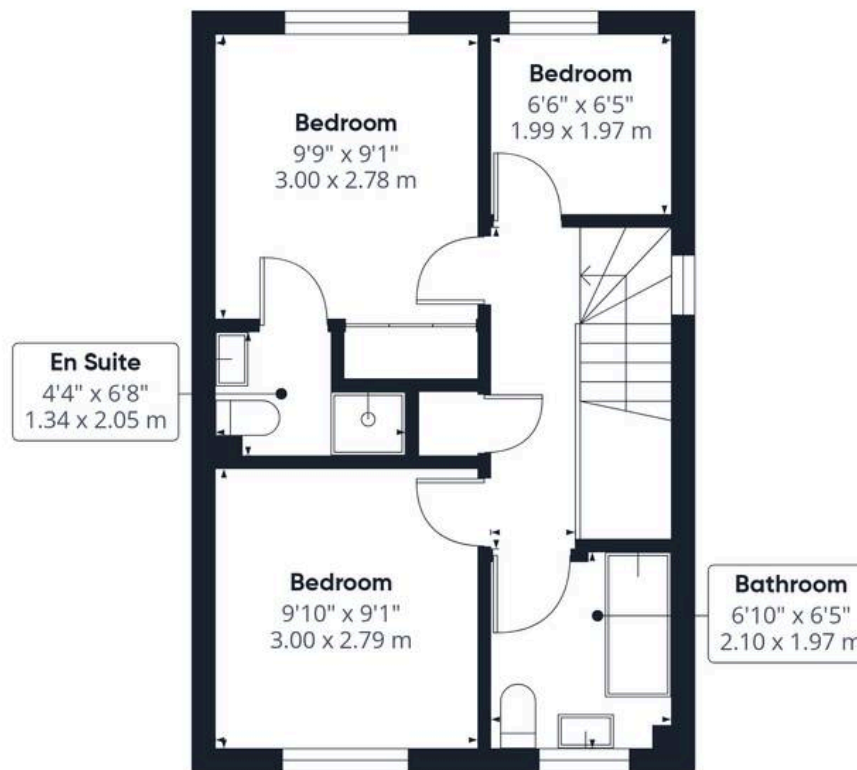
THE GREAT OUTDOORS

The rear garden is private and enclosed with very little overlooking. The garden is mainly laid to lawn with a paved patio area leading from the back of the house, and a pathway leading to bottom of the garden. There are a range of mature trees and shrubs, as well as two timber built sheds and gated access at the side leading to the driveway.





Ground Floor



Floor 1



Approximate total area⁽¹⁾

718 ft²
66.7 m²

Reduced headroom

10 ft²
0.9 m²

(1) Excluding balconies and terraces

Reduced headroom

----- Below 5 ft/1.5 m

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE 360



Starkings & Watson Hybrid Estate Agents

Roxburgh House, Rosebery Business Park Mentmore Way - NR14 7XP

01603 336226 • lettingteam@starkingsandwatson.co.uk • starkingsandwatson.co.uk/

Disclaimer: Whilst every care has been taken to prepare these sales 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.