





House - Detached

VICTORY GROVE
THE HAMPDENS
COSTESSEY
NORWICH
NR5 0US

Offers Over

£400,000

FEATURES

- Detached Family Home
- 4/5 Bedrooms
- Sitting Room
- Utility Room
- Close To School
- Corner Plot
- Kitchen/Breakfast Room
- Downstairs Wc
- Garage
- Close To Shops

4 2 3 C

THINK PROPERTY

4 Bedroom House - Detached located in Norwich

A fine detached family home offering plenty of space for the growing family. Porch leading to the entrance hall with sitting room, kitchen/breakfast room, downstairs wc, study/bedroom and dining room. The first floor has four bedrooms in total with ensuite and family bathroom. The gardens extend round the property with driveway leading to the detached garage 18 x 8'9. The rear garden is enclosed mainly laid to lawn with patio area. A perfect space to entertain or the kids to play either way a very enjoyable outside space.

Entrance Porch
Sealed unit double glazed door to the front.

Entrance Hall
Stairs up to the first floor. Doors to the sitting room, study, dining room, kitchen/breakfast room and the downstairs cloak room. Radiator.

Downstairs Wc
Sealed unit double glazed window to the front, wc, wash hand basin and radiator.

Sitting Room
15'6 x 12'4
Sealed unit double glazed windows to the side along with sealed unit double glazed french double doors out to the garden. Radiator.

Dining Room
10'0 x 8'9
sealed unit double glazed window to the side, radiator.

Kitchen/Breakfast Room
16'9 x 13'9
Sealed unit double glazed windows to the front, range of base and wall mounted units, sink unit, integrated hob, oven and extractor fan over. Space for dishwasher, fridge/freezer and radiator. Sealed unit double glazed french doors out to the garden, radiator and door to the utility room.

Utility Room
5'8 x 5'7
Sealed unit double glazed door out to the garden, base units, sink, plumbing for washing machine and radiator.

Study/Bedroom
8'1 x 6'9
Sealed unit double glazed window to the side and radiator.

Landing
L shaped with sealed unit double glazed window to the rear and doors to all bedrooms and the family bathroom Radiator.

Master Bedroom
15'6 x 12'4
Sealed unit double glazed windows to both sides, radiator and door to the ensuite shower room.

Ensuite Shower Room
Velux style roof light to the side, shower cubicle, wc and wash hand basin. Radiator.

Bedroom Two
9'3 x 14'0
Sealed unit double glazed window to the front and radiator.

Bedroom Three
12'0 x 6'8
Sealed unit double glazed window to the side, radiator.

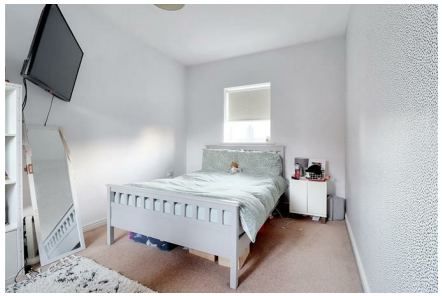
Bedroom Four
8'0 min x 7'4 max
Sealed unit double glazed window to the front and radiator.

Family Bathroom
Sealed unit double glazed window to the side, panel bath, shower cubicle, wc and wash hand basin. Radiator.

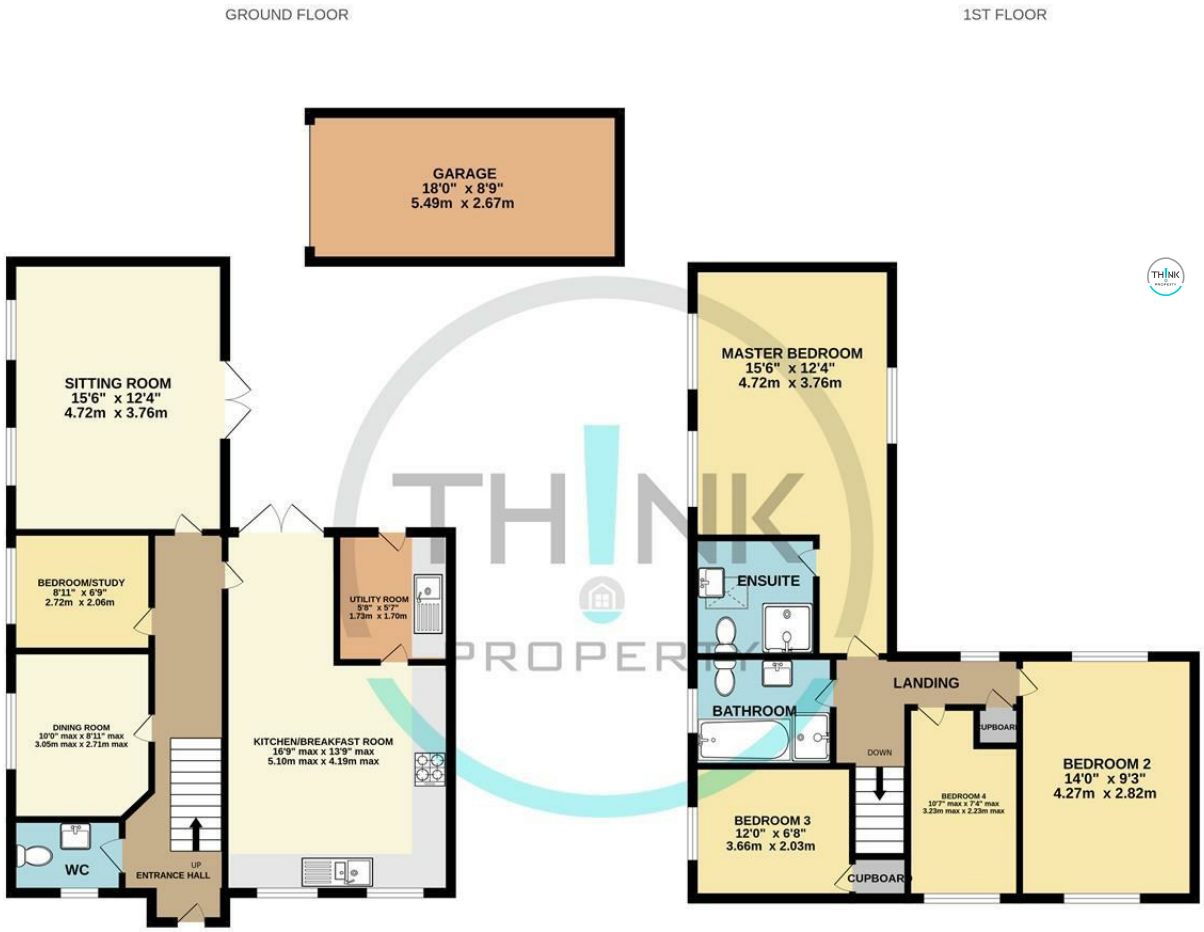
Outside
The property occupies a good sized corner plot with wrap round lawned garden with borders. Path to the front and driveway to the far side leading to the garage and gate leading to the rear garden. The rear garden is enclosed mainly laid to lawn with patio area.











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.
Made with Metropix ©2024

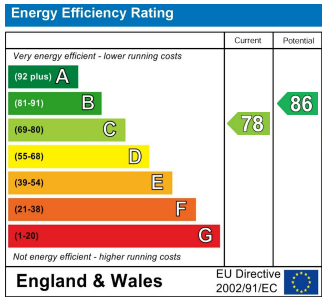
Call us on

01603 338433

norwich@thinkproperty.ltd
https://www.thinkproperty.ltd/

Council Tax Band

E



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.