



Hampden Drive, Norwich - NR7 0UT

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HYBRID ESTATE AGENTS



Hampden Drive

Norwich

Nestled in a QUIET CUL-DE-SAC, this EXTENDED and UPDATED DETACHED FAMILY HOME offers over 1,600 SQ. FT (stms) of beautifully presented accommodation, perfect for modern family living. Step into a spacious HALLWAY ENTRANCE, the perfect meet and greet space with stairs rising and a conveniently positioned W.C, leading into the impressive 18' SITTING ROOM, seamlessly opening to the DINING ROOM for effortless entertaining. The heart of the home is the stunning 25' OPEN PLAN EXTENDED KITCHEN/FAMILY ROOM, featuring a BRAND NEW HIGH SPECIFICATION WREN KITCHEN with a FREESTANDING ISLAND and BREAKFAST BAR ideal for family gatherings or morning coffee. A SEPARATE UTILITY ROOM offers additional practicality and storage. Upstairs, discover FOUR BEDROOMS, including TWO EN-SUITES and a stylish FAMILY BATHROOM, providing luxurious comfort and privacy for all. Each bedroom is generously proportioned, ensuring space for relaxation or study. The INTEGRAL GARAGE and DRIVEWAY complete the package, offering ample parking for a growing family.



Heading outside, the LANDSCAPED, SOUTH FACING PRIVATE GARDEN awaits, enjoying a tranquil TREE-LINED REAR ASPECT that provides a wonderful sense of seclusion and privacy.

Council Tax band: E

Tenure: Freehold

EPC Energy Efficiency Rating: D

- Extended & Updated Detached Family Home
- Quiet Cul-De-Sac Setting
- 18' Sitting Room Opening To Dining Room
- 25' Open Plan Extended Kitchen/ Family Room & Separate Utility Room
- Brand New High Specification Wren Kitchen With A Freestanding Island & Breakfast Bar
- Four Bedrooms Including Two Ensuite's & A Family Bathroom
- Landscaped, South Facing Private Garden Enjoying A Tree-Lined Rear Aspect
- Driveway Parking & Integral Garage

The sought after Norwich suburb of Dussindale offers a wide range of amenities nearby including local shops, public houses, doctors surgeries and supermarkets. Thorpe St Andrew schools and Dussindale Primary are only a short walk away. Situated just a short car journey or bus ride into the City Centre and offers great access to the A47/A11 routes, and the new Postwick Hub.



SETTING THE SCENE

The property can be found set back from the road and features a predominantly paved driveway frontage with parking for multiple vehicles leading to the integral garage. Well maintained hedging on either side provides added privacy. A low maintenance lawn completes the frontage, whilst the main entrance is situated under an open porch at the front of the home.

THE GRAND TOUR

Stepping inside, you are greeted by the spacious hallway entrance, offering skimmed ceilings, recessed LED lighting, and ample room for coats and shoes, with a two piece W.C conveniently positioned and stairs rising to the first floor with tucked away storage beneath. To the right, the 18' sitting room enjoys a front-facing aspect and is centred around a feature fireplace, offering versatility for a range of soft furnishing layouts. Hard flooring runs underfoot and continues through double doors into the separate dining space, providing plenty of space for a formal dining table. The heart of the home is undoubtedly the extended 25' open plan kitchen and family room, featuring a brand new high specification Wren kitchen. This space offers extensive storage, a freestanding island, and breakfast bar seating area, complemented by a full range of integrated appliances including a wine fridge, dishwasher, microwave, oven, bins, glass hob with extractor and a fridge/ freezer. A separate utility room provides additional storage and garden access. The space is flooded with natural light from three Velux windows overhead and uPVC doors that open directly onto the garden patio and plenty of space for soft furnishings.

Ascending to the stairs to the carpeted first floor landing, doors open to four well proportioned bedrooms and an integrated airing cupboard. The main bedroom overlooks the front and benefits from "his and hers" integrated wardrobes and a stylish, refitted three piece ensuite with a walk in shower and vanity storage available beneath the sink. The second double bedroom also features integrated wardrobes and its own three piece ensuite with a glass enclosed shower cubicle, a heated towel rail and vanity storage. The third double bedroom is currently utilised as a home office, while the final bedroom serves as a dressing room with integrated wardrobes and enjoys a rear facing aspect overlooking the garden. Located centrally from the landing, the family bathroom completes the accommodation offering a modern three piece suite including a bath, vanity storage, a further wall mounted heated towel rail, complimented with tiling to the walls and floor.

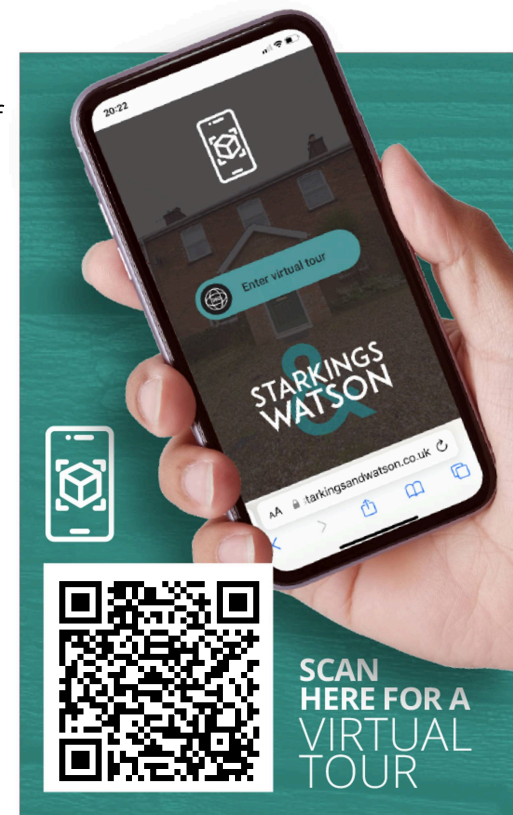
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VIRTUAL TOUR

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



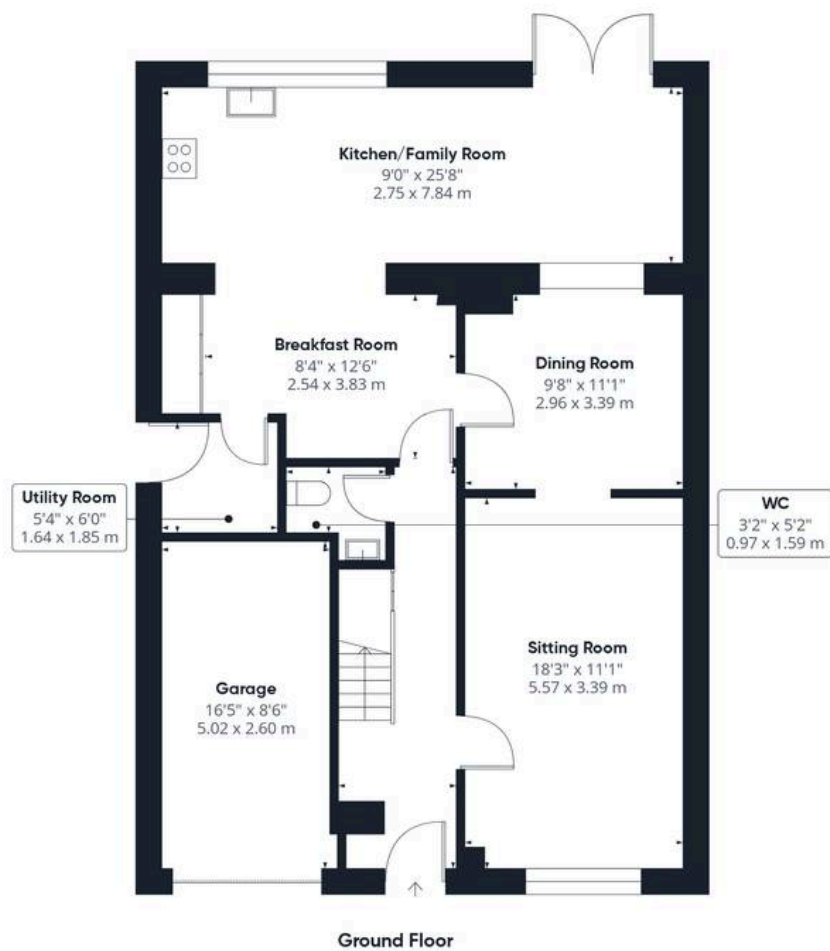




THE GREAT OUTDOORS

Stepping outside from the family room doors, a couple of shallow steps lead down to a well proportioned flagstone patio that enjoys an elevated position overlooking the garden. Positioned as a sun trap to make the most of the south facing aspect ideal for outdoor furniture. The patio leads to a low maintenance slate shingle area bisected by a pathway continuing to the lower garden, with a separate path providing access to the front of the home through a wooden latch and brace gate. The remainder of the garden is predominantly laid to well maintained lawn and is screened by a mature range of shrubs, plantings, and trees. At the foot of the garden, a useful timber storage shed provides practical storage.





Approximate total area⁽¹⁾

1606 ft²
149.3 m²

(1) Excluding balconies and terraces

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

GIRAFFE 360





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