



Dolphin Road, Norwich - NR5 0UR

**STARKINGS  
&  
WATSON**

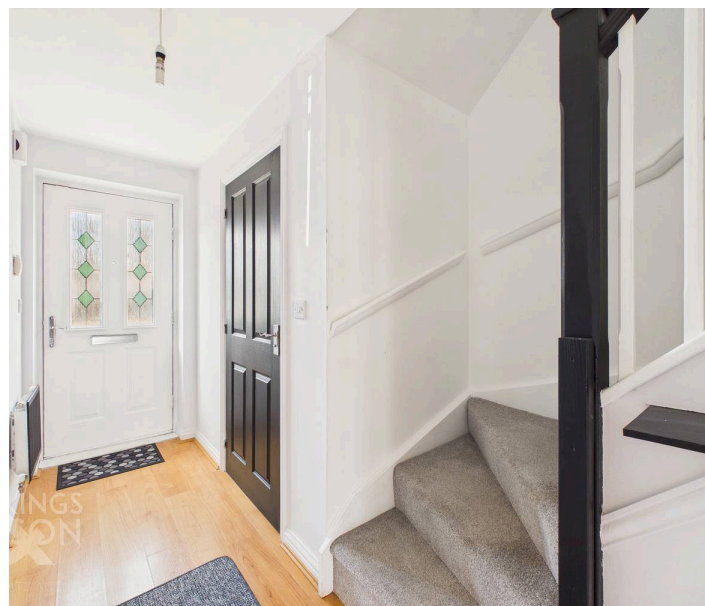
HYBRID ESTATE AGENTS



## Dolphin Road

Norwich

NO CHAIN! Conveniently situated within easy access to LOCAL AMENITIES, TRANSPORT LINKS, THE UEA, and HOSPITAL, this END-OF-TERRACE HOUSE offers versatile, contemporary living across two well planned floors, offered in READY TO MOVE IN condition. Step into the welcoming HALLWAY ENTRANCE featuring a two piece W.C and stairs rising to the first floor, setting the tone for the spacious accommodation beyond. The heart of the home is the 15' SITTING/DINING ROOM, perfect for those who love to entertain, featuring FRENCH DOORS that invite natural light and provide seamless access to the garden, additionally including an INTEGRATED STORAGE CUPBOARD for practical organisation. The FULLY FITTED KITCHEN boasts ample workspace and EXTENSIVE STORAGE, perfect for easy every day meals. Upstairs, the landing leads to THREE BEDROOMS, all thoughtfully arranged for comfort and privacy. The MAIN BEDROOM is generously sized, complete with INTEGRATED WARDROBES for effortless storage.



All rooms are served by a conveniently positioned three piece FAMILY BATHROOM, including a shower over the bath, ideal for busy households. Stepping outside, the PRIVATE and FULLY ENCLOSED GARDEN has been lovingly LANDSCAPED by the current vendor, with rear access opening to a well sized TANDEM DRIVEWAY providing parking for multiple vehicles.

Council Tax band: C

Tenure: Freehold

EPC Energy Efficiency Rating: B

- No Chain!
- End-Of-Terrace House
- Conveniently Located Within Easy Access To Local Amenities, Transport Links, The UEA & Hospital
- 15' Sitting/ Dining Room With French Doors
- Fully Fitted Kitchen
- Three Bedrooms Off Landing
- Landscaped Private & Enclosed Garden
- Tandem Driveway Parking To Rear



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

Set back from the road in a prominent corner plot position, the property features a low maintenance garden running along the side boundary with an established range of shrubs and plantings. This leads toward the rear of the home where a tandem driveway provides convenient off road parking, while a shallow step leads up to the main entrance at the front.

### THE GRAND TOUR

Stepping inside, the light and bright hallway entrance features stairs rising to the first floor and a conveniently positioned two piece W.C. To the right, the fully fitted kitchen offers a range of wall and base storage units, with a corner cupboard housing the boiler and wrap around worktops providing ample room for food preparation. Appliances include an oven and a four burner gas hob with extractor above, while further under counter plumbing is available for white goods alongside freestanding space for an 'American style' fridge/ freezer. Back in the hallway, wood laminate flooring runs underfoot and continues into the heart of the home, the 15' open plan sitting and dining room. This versatile space includes a deceptively large integrated storage cupboard, perfect for coats and shoes and household essentials, further offering plenty of room for both soft furnishing layouts and a formal dining table. The room is flooded with natural light from uPVC double glazed windows and French doors that open directly onto the garden patio.

Ascending the stairs to the galleried first floor landing, carpeted flooring runs underfoot and loft access is available overhead. The main double bedroom enjoys a rear facing aspect, featuring carpeted flooring and sliding integrated wardrobes, while the second double bedroom offers similar proportions also comfortably housing a double bed and storage furniture. The third bedroom provides a well sized space, ideal as a single room or a home office. Completing the accommodation is the three piece family bathroom, including a bath with shower over, tiled surrounds and a wall mounted heated towel rail.

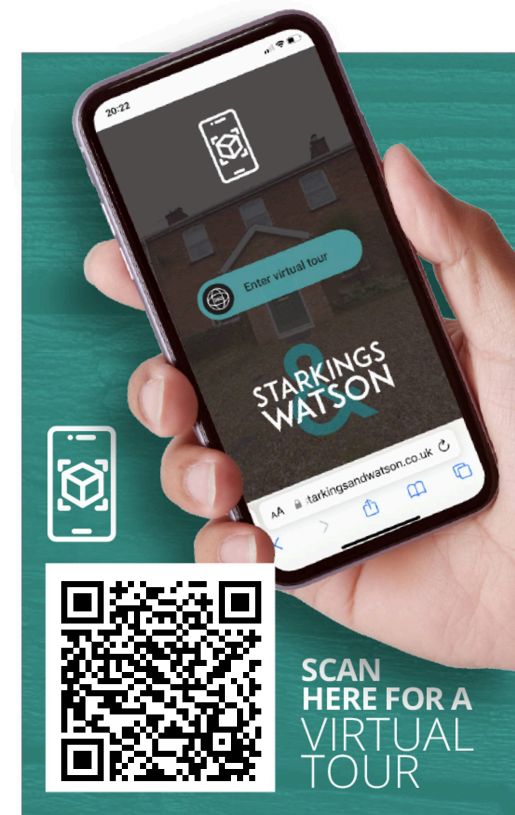
### FIND US

Postcode : NR5 0UR

What3Words : ///return.notch.slings

### VIRTUAL TOUR

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



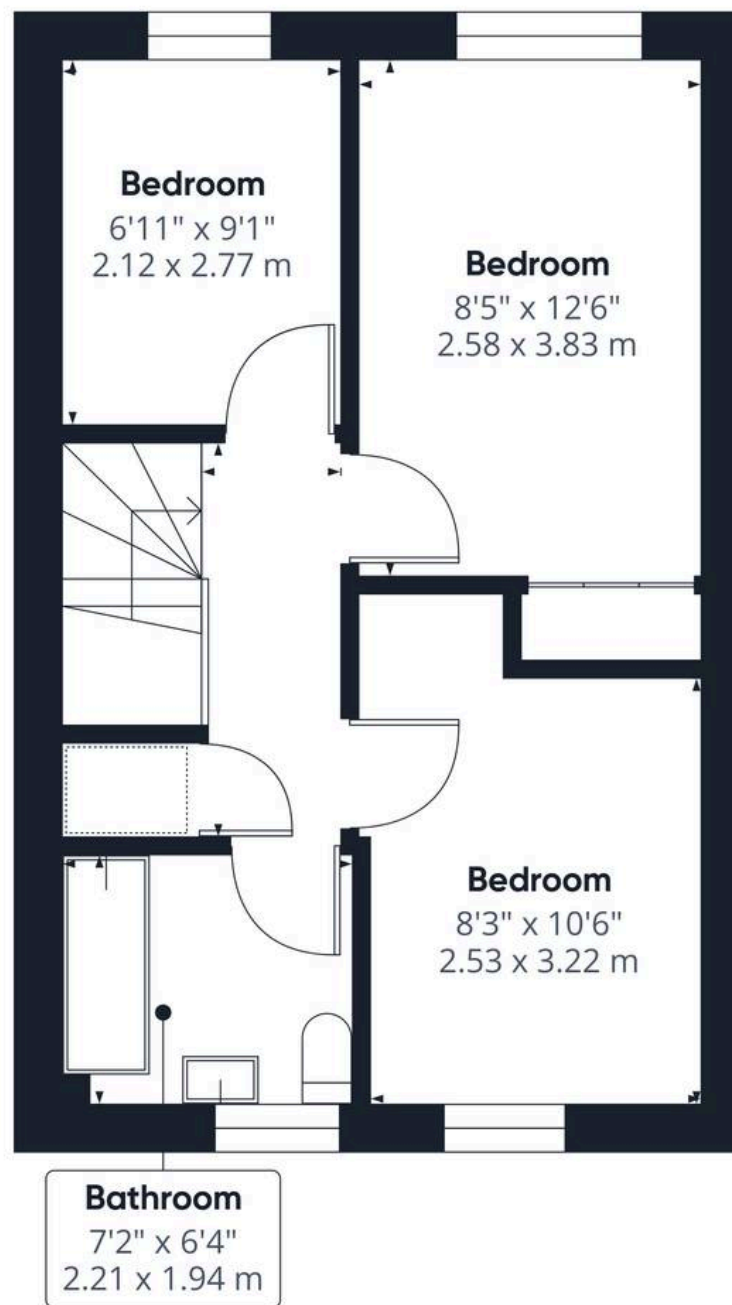
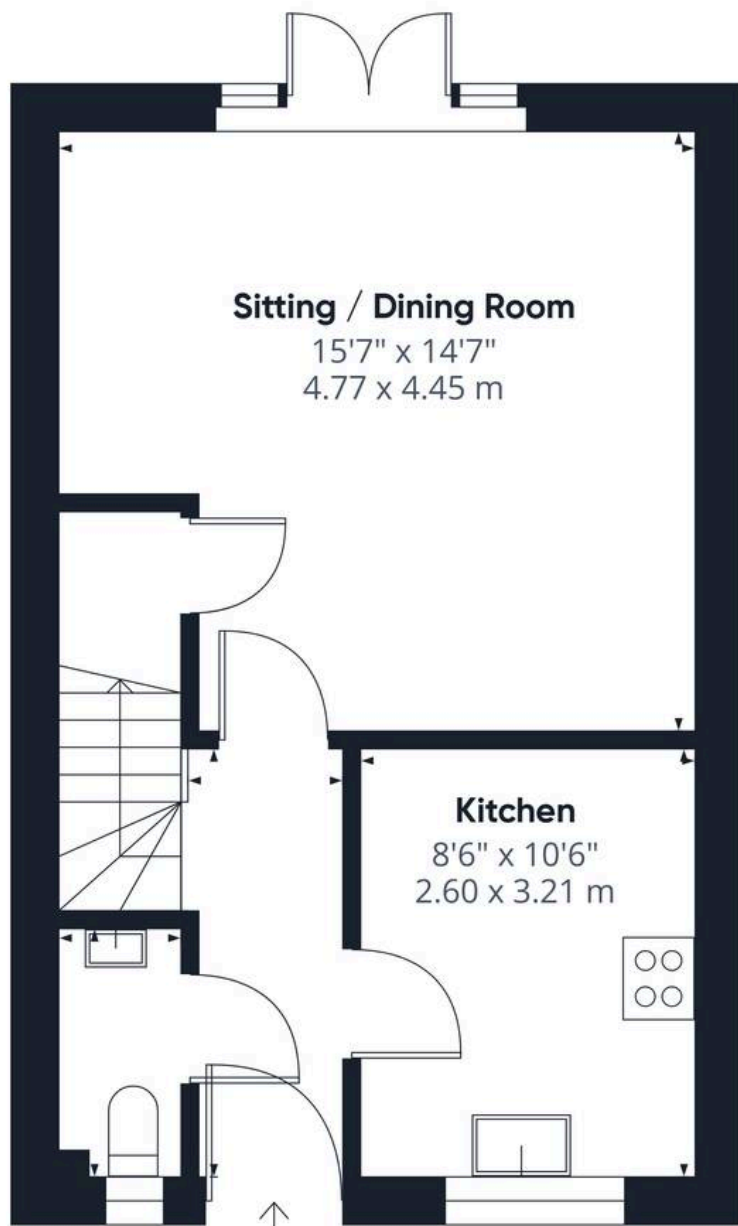




## THE GREAT OUTDOORS

Stepping outside, the private and fully enclosed rear garden is bordered by timber panel fencing and brick walling. French doors open directly onto the flagstone patio, an ideal spot for outdoor furniture to enjoy the summer months, also featuring an adjacent storage shed. The main body of the garden is predominantly laid to a well maintained lawn with flower bed borders housing a colourful variety of shrubs and plantings. A flagstone pathway, edged with shingle along the right hand boundary, leads to the foot of the garden where a wooden ledge and brace gate provides convenient access to the rear tandem driveway.





Approximate total area<sup>(1)</sup>

743 ft<sup>2</sup>  
69.1 m<sup>2</sup>

(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.

GIRAFFE360





## Starkings & Watson Hybrid Estate Agents

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