

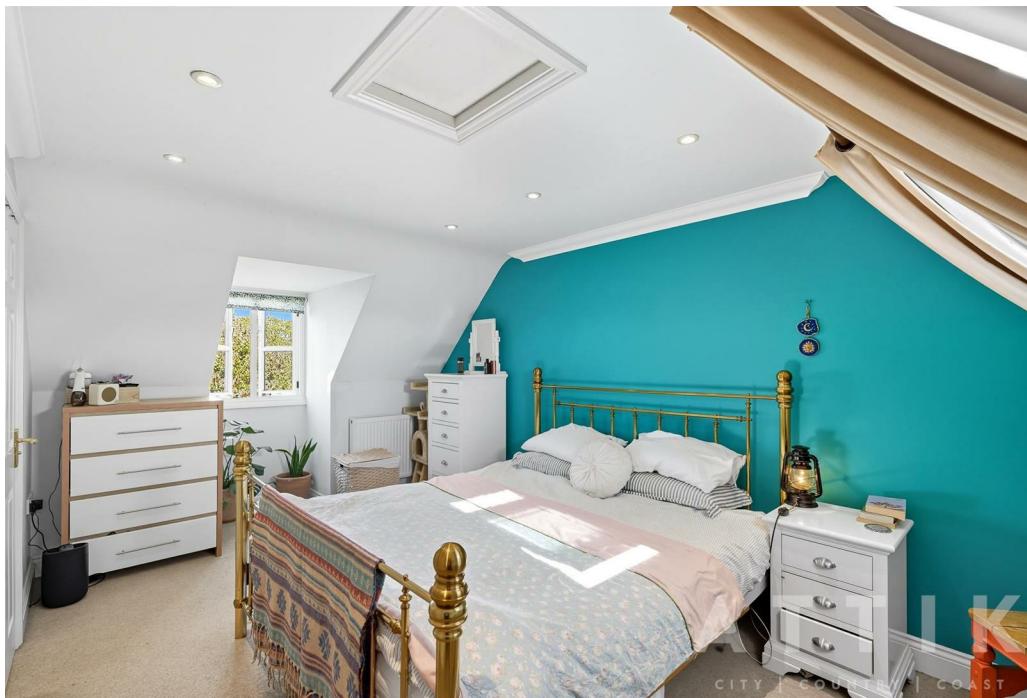
5 Lord Nelson Drive
New Costessey
Norwich
NR5 0UF



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5 Lord Nelson Drive

Guide Price £280,000

The spacious 3-storey townhouse...

Tucked away in a quiet and attractive residential setting, 5 Lord Nelson Drive enjoys a delightful position in the sought-after area of New Costessey, just a short drive from Norwich city centre. This beautifully presented, three-storey townhouse sits opposite a peaceful green space, lending a sense of openness and greenery that is rarely found so close to the city. The location offers the best of both worlds – a calm suburban atmosphere with handy access to amenities, including the nearby medical centre and excellent transport links via Dereham Road.

As you approach the property, a neat pathway and well-kept frontage welcome you in. Step through the front door into a spacious, bright entrance hallway, where a smart built-in coir mat subtly hints at the attention to detail throughout. Off the hallway lies a generous lounge with an abundance of natural light, thanks to a large front-facing window and elegant double doors that lead into the dining area. The room is tastefully styled with a feature gas fireplace and ample room for family living.

The heart of the home is the stylish kitchen-diner to the rear, complete with glossy stone worktops, a suite of integrated appliances – including a recently installed double oven and central heating boiler – and a practical layout for both daily life and entertaining. A glazed door opens to a sunny, south-facing rear garden that is quite the suntrap, with paved pathways, mature planting, and direct gated access to an allocated parking space with on block garage. Whether you're enjoying morning coffee or children are bouncing on the trampoline, the garden is a wonderfully usable space.

Upstairs, the home continues to impress with three well-sized bedrooms spread across the first and second floors. The smallest bedroom is, impressively, still a comfortable double with a built-in wardrobe and a lovely rear outlook. The second bedroom, currently arranged as a home office and guest room, also benefits from generous proportions, dual windows, and another integrated wardrobe. The main family bathroom is remarkably spacious, offering a full-sized bath with shower over, WC and basin – all bright and immaculately presented.

The top floor is entirely devoted to the superb master suite, a tranquil retreat featuring dual-aspect windows, ample built-in storage in the eaves, and enough space to comfortably accommodate a super king bed with room to spare. The en-suite shower room is equally well-appointed, with a large shower enclosure and modern tiling.

With its well-considered layout, spacious rooms and prime location, 5 Lord Nelson Drive is a wonderful opportunity to enjoy family-friendly living just a stone's throw from the city, Longwater Retail Park, the hospital, and the UEA whilst still savouring the green surroundings and community charm of Costessey.

Agents notes...

A pre-recorded walkaround tour is available for this property

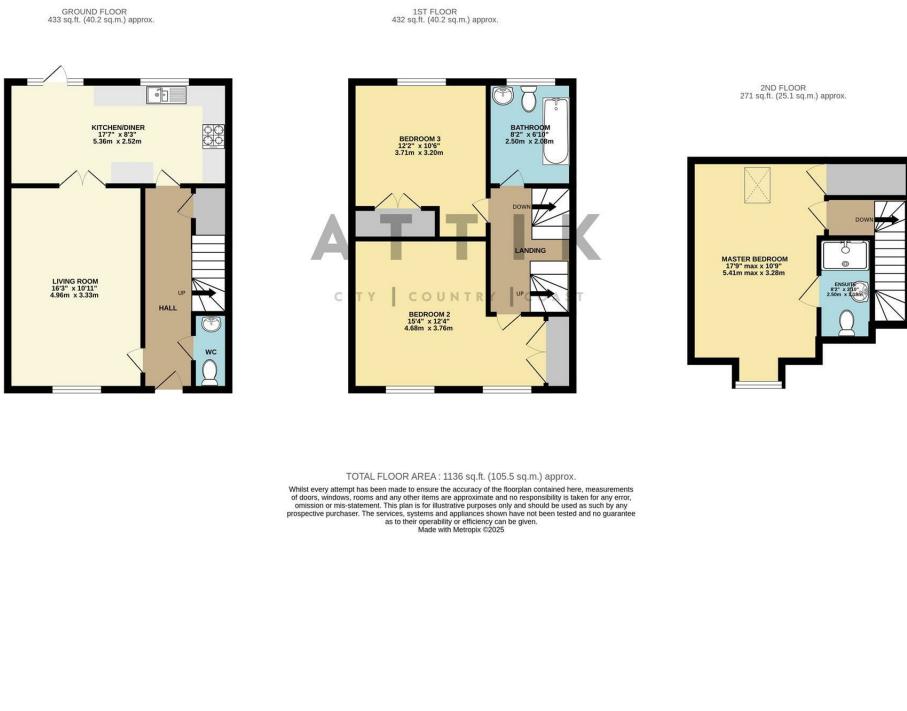
A service charge of £250 p/a covers the maintenance of the shared spaces on the development.



Local Authority
South Norfolk

Council Tax Band
D

Directions



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(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	78	88



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/tenants are advised to recheck the measurements



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