



Victory Grove, Norwich - NR5 0US



Victory Grove

Norwich

IMMACULATEDLY PRESENTED, this SEMI-DETACHED HOUSE boasts a modern charm and comfortable living space for couples and families, having been lovingly maintained by ONE OWNER since new. Located within easy access of LOCAL AMENITIES, the A47 and NORWICH CITY. Step inside to the spacious HALLWAY ENTRANCE, offering a conveniently located two piece W.C. From here doors open to the fully fitted KITCHEN benefitting from INTEGRATED APPLIANCES, with space for DINING. To the rear of the home, the 15' SITTING ROOM offers ample space for soft furnishings with FRENCH DOORS opening directly onto the garden. Ascending to the first floor, doors give way to THREE BEDROOMS, including the MAIN BEDROOM enjoying INTEGRATED WARDROBES. All rooms are served by a three piece FAMILY BATHROOM including a shower over the bath. Outside, DRIVEWAY PARKING leads to the GARAGE. To the rear, the PRIVATE GARDEN is FULLY ENCLOSED, having been lovingly LANDSCAPED and well maintained by the current vendor.



Council Tax band: C

Tenure: Freehold

- Semi-Detached House
- 15' Sitting With French Doors
- Kitchen/ Diner With Integrated Appliances
- Hallway Entrance & Two Piece W.C
- Three Bedrooms
- Three Piece Family Bathroom With Shower Over
- Driveway Parking & Garage
- Landscaped Private & Enclosed Garden

The property is set within The Hampdens, 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

The property can be found set back from the road with driveway parking to the side leading to the garage, to the front, the low maintenance frontage is laid to shingle with neatly maintained hedging and a shallow step leads up to the main entrance at the front.

THE GRAND TOUR

Stepping inside, the light and bright hallway features stairs rising to the first floor and a door leading to a conveniently positioned two piece W.C. Hard flooring runs underfoot and continues into the fully fitted kitchen, offering a range of wall and base storage units with worktops wrapping around to provide ample food preparation space, finished with tiled splashbacks for ease of maintenance. Integrated appliances include an oven and an inset electric hob with an extractor above, while under counter space and plumbing is available for a washing machine alongside room for an 'American' style fridge freezer. The kitchen also provides space for a dining table. At the end of the hallway, you are welcomed into the 15' sitting room, featuring a useful under stairs storage cupboard, perfect for coats and shoes. This well proportioned room allows for a variety of soft furnishing layouts and is flooded with natural light from uPVC double glazed French doors that open directly onto the garden, providing a seamless indoor-outdoor flow.

Ascending to the carpeted first floor landing, you will find loft access overhead and a well sized airing cupboard. Doors lead to three well proportioned bedrooms; the main double bedroom enjoys a rear facing aspect and benefits from generous integrated wardrobe space. The second double bedroom also offers ample room for a double bed with carpeted flooring underfoot. The final bedroom features wood effect flooring and is currently utilised as a home office, though it would make a perfect single bedroom. Completing the accommodation is the family bathroom, including a shower over the bath with tiled splashbacks.

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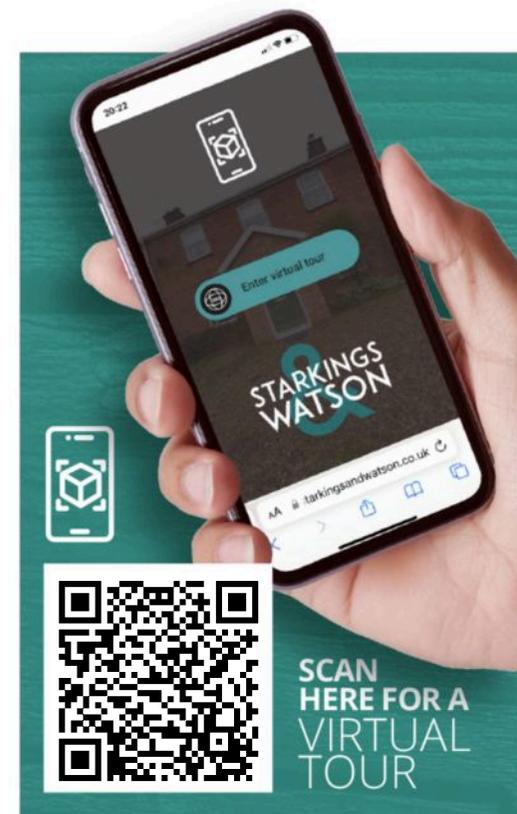
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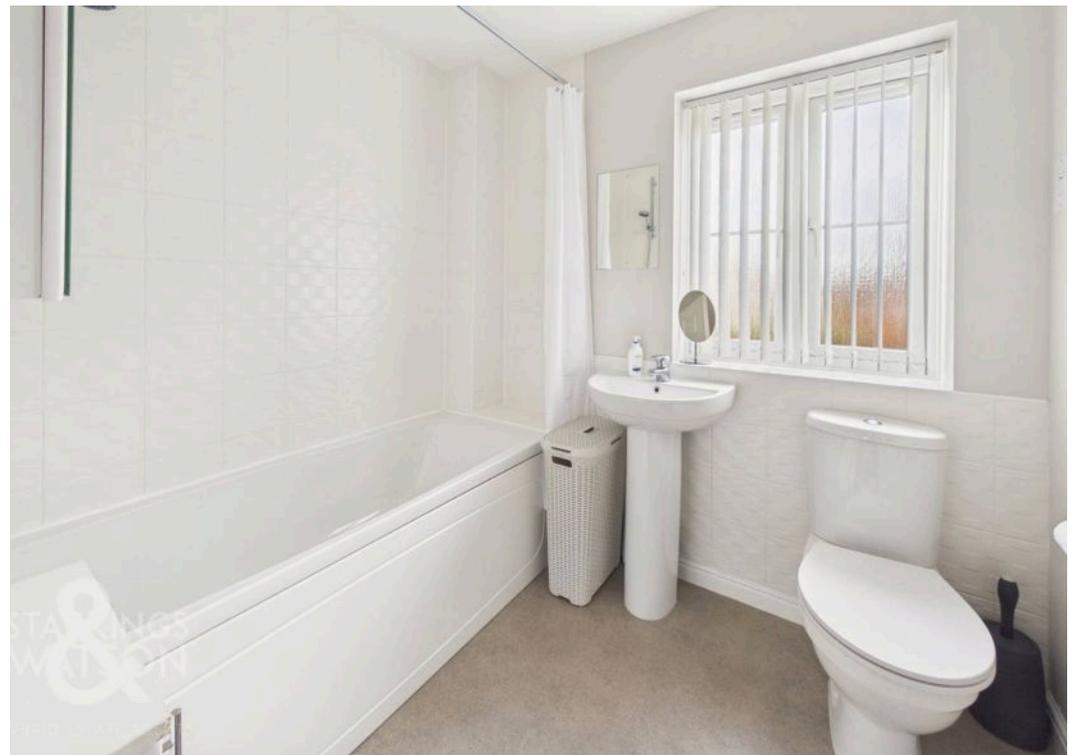
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VIRTUAL TOUR

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

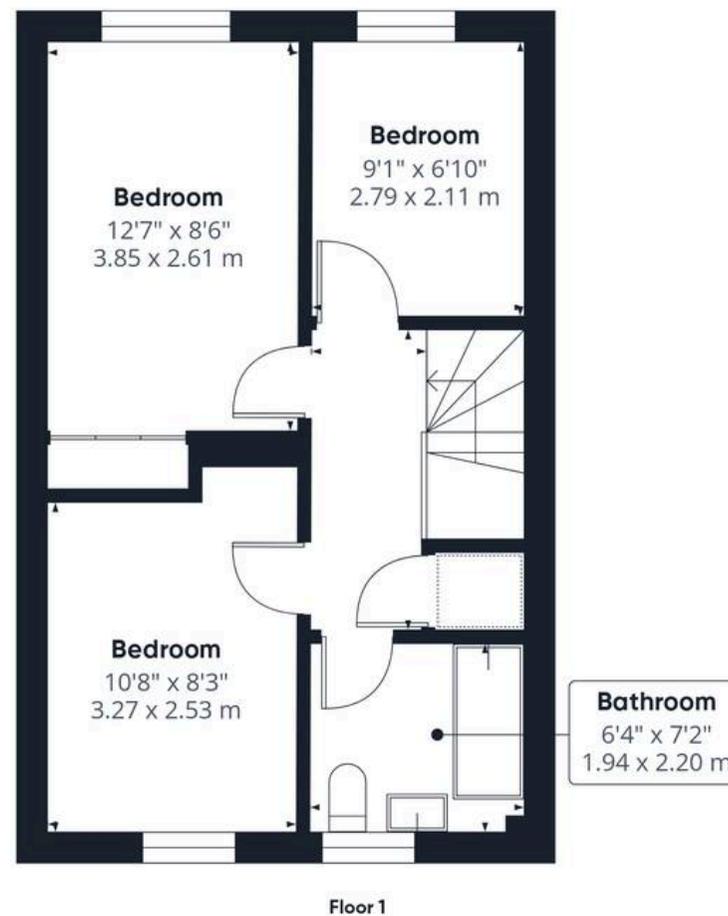
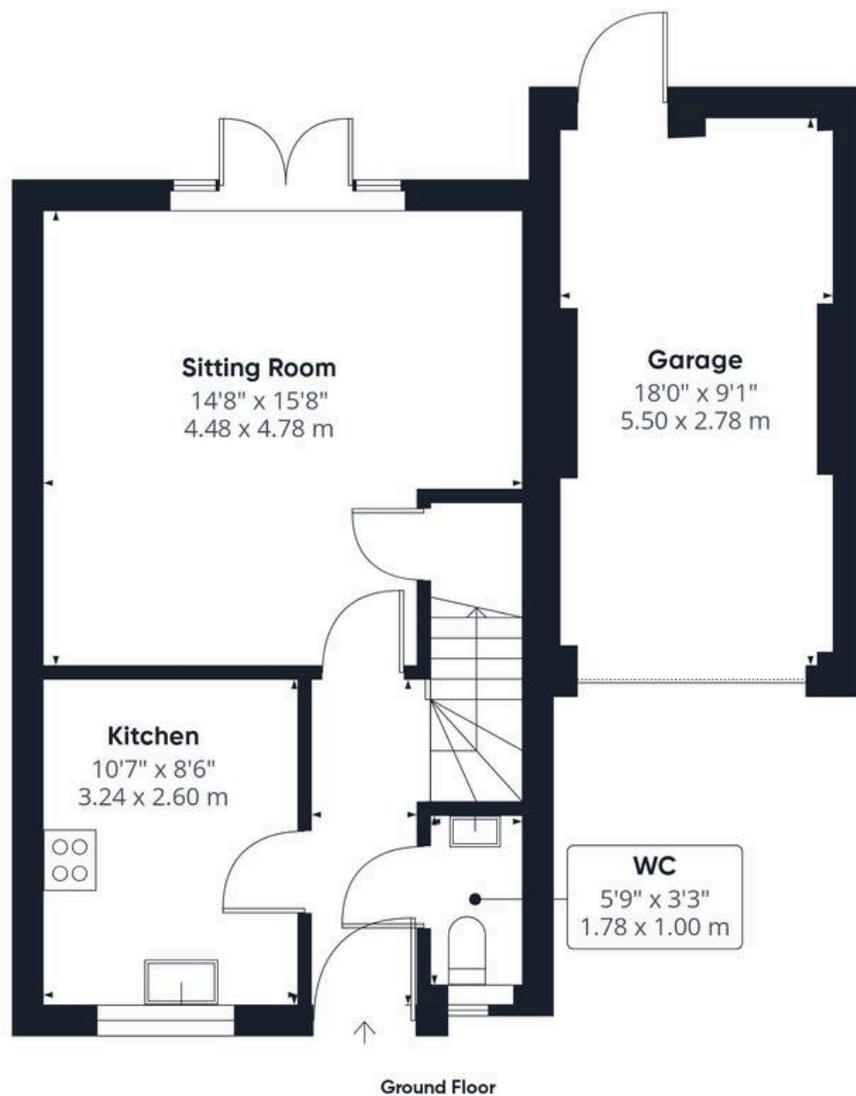




THE GREAT OUTDOORS

Stepping outside, the private rear garden is fully enclosed by timber panel fencing. The space initially offers a flagstone patio, creating an ideal setting for outdoor furniture to enjoy the summer months, continuing to the rear of the garage, where pedestrian access is conveniently located. The remainder of the garden is predominantly laid to a well maintained lawn, complemented by brick enclosed shingle borders, which are home to a colourful variety of shrubs, mature plantings, and hedging.





Approximate total area⁽¹⁾
915 ft²
84.9 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.

GIRAFFE360





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Disclaimer: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and 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.