



FREEHOLD

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 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

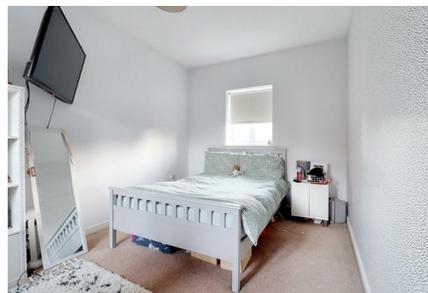
Sealed unit double glazed window to the front and radiator.

## 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.



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Call us on  
**01603 338433**

[norwich@thinkproperty.ltd](mailto:norwich@thinkproperty.ltd)  
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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.  
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>		78	86
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

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.

