



Victory Grove, Norwich - NR5 0US

**STARKINGS
& WATSON**

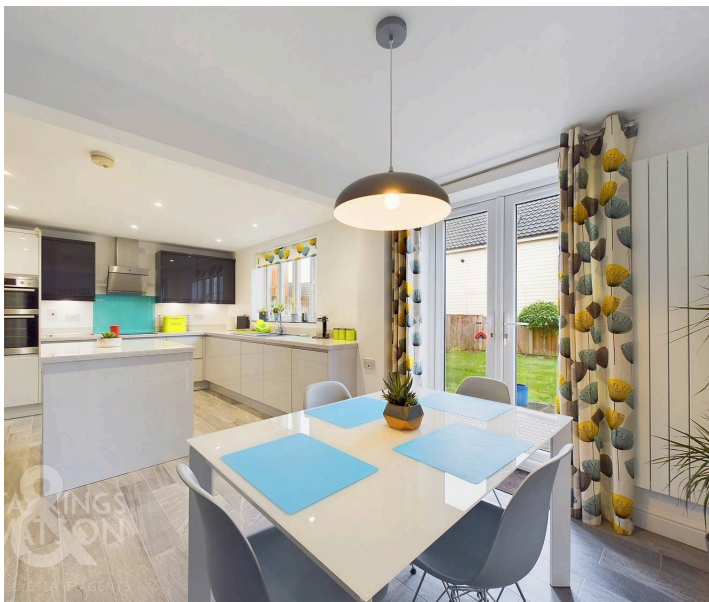
HYBRID ESTATE AGENTS



Victory Grove

Norwich

This stunningly presented detached EXECUTIVE home being just over 1400 sq. ft (stms) is set back on a LARGER THAN AVERAGE PLOT, with the perfect blend of MODERN and FUNCTIONAL living space. Stepping in to the welcoming lobby you will have access to the 20' dual aspect SITTING ROOM adjacent to the BAY FRONTED separate DINING ROOM with an ever sought after downstairs two piece CLOAKROOM essential for a large family home. The downstairs accommodation is finished with a STUNNING and FITTED open plan KITCHEN and BREAKFAST room, with HIGH GLOSS storage and a range of INTEGRATED APPLIANCES, set around modern fitted work surfaces making the perfect space for the family to start and finish each day plus use of a handy UTILITY ROOM. The first floor gives access to FOUR BEDROOMS, three piece FAMILY BATHROOM as well as NEWLY FITTED en-suite SHOWER ROOM. Externally the property benefits from a DRIVEWAY and DOUBLE GARAGE as well as a GENEROUS garden.



Council Tax band: E

Tenure: Freehold

- Family Bathroom & En-Suite
- Ample Parking With Driveway & Double Garage
- Private Manicured Rear Garden
- Separate Utility Room
- 1420 Sq.ft Detached Family Home (stms)
- 20' Sitting & Separate Dining Room
- Open Kitchen & Breakfast Room

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

Turning off the quiet road set towards the top of this development you will find the property access through the private concrete driveway with shingled garden borders and low level hedging.



THE GRAND TOUR

As you enter the front door you will firstly notice the abundance of space on offer in this executive home. Tiled flooring lines the entrance lobby giving access to multiple rooms and stairs to the first floor. To your right is a 20' sitting room with carpeted flooring underfoot, dual aspect lighting is provided to the front and rear via the uPVC French doors leading to the garden. This large open space allows the occupiers to configure their chosen layout as they see fit giving multiple options to consider. Adjacent from this room is the bay fronted dining room with wood effect flooring and ample space for additional soft furnishings. This room also has the potential to be a snug sitting room if so desired. Nestled between this and the kitchen space is the cloakroom with tiled flooring, radiator, ceramic wash basin and toilet. To the rear of the property is the open plan kitchen and breakfast room offering the ultimate social space for this home whether that be for entertaining guests or bringing the family together over breakfast or dinner. The well lit open space offers a seating area in front of the uPVC French doors to the rear garden with the kitchen sitting just next to this. The tiled flooring will lead you into the kitchen set around a central island and benefitting from ample high gloss wall and base mounted soft close storage, integrated double oven, electric hob with extraction above and glass splashback, quality work surfaces, integrated fridge and freezer plus composite sink overlooking the rear garden. Nestled in just behind the kitchen is the utility room with the same tiled flooring as the kitchen area, inset sink set underneath eye level storage and plumbing for the washing machine and also granting access to the rear garden space too.

Heading up to the first floor you will find a centralised landing with access into the four bedrooms as well as family bathroom. Heading directly to the right you will find the smaller of the four bedrooms with carpeted flooring underfoot, gas fired radiator and white painted finish. Sitting across the hallway is the third bedroom with similar carpeted flooring, radiator and uPVC window over the rear aspect of the property. Between both of these rooms lies the three piece family bathroom with half high gloss tiled surround, bath with wall mounted shower and glass screen, low level wash basin, toilet and radiator. Towards the front of the property is the second largest room sitting above the dining space with the protruding frontage, carpeted flooring, uPVC double glazed window and double built in wardrobe space. Finally, the main bedroom also to the front of the property also benefits from built in wardrobes as well as en-suite shower room with a high quality finish, walk in shower, sink with low level vanity storage, toilet and heated towel rail.

FIND US

Postcode ; NR5 0US

What3Words : ///crouching.done.supposing







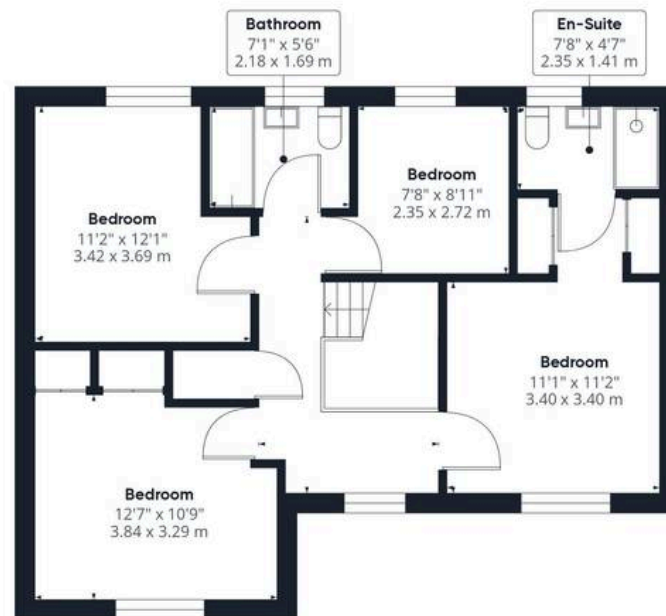
THE GREAT OUTDOORS

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Ground Floor



Floor 1

Approximate total area⁽¹⁾

1421.27 ft²


132.04 m²

Reduced headroom

15.32 ft²

1.42 m²

Excluding balconies and terraces

 Reduced headroom
(below 1.5m/4.92ft)

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

GIRAFFE 360



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