



Hyperion Row, Norwich - NR5 0WP

**STARKINGS
& WATSON**

HYBRID ESTATE AGENTS



Hyperion Row

Norwich

Occupying a prominent CORNER PLOT positioning, this 2023 built DETACHED FAMILY HOME is presented in IMMACULATE CONDITION offering a HIGH SPECIFICATION throughout and benefiting from 7 YEARS REMAINING NHBC WARRANTY for your peace of mind. Stepping inside, the spacious HALLWAY ENTRY, opens to all the living accommodation and features a convenient W.C/UTILITY ROOM with integrated white goods tucked away out of site, and stairs ascending to the first floor. The impressive 18' DUAL ASPECT SITTING ROOM provides a light filled retreat, while a separate STUDY offers versatility for home working or hobbies. At the heart of the home, the remarkable 28' OPEN PLAN KITCHEN/DINING/FAMILY ROOM is perfect for entertaining and every day family life, with TWO SETS OF FRENCH DOORS seamlessly connecting the indoors to the garden. The HIGH SPECIFICATION KITCHEN boasts FULLY INTEGRATED APPLIANCES, extensive storage and generous workspace, ensuring both style and functionality. Upstairs, FOUR DOUBLE BEDROOMS open from a central landing,



including the 16' MAIN BEDROOM boasting an ENSUITE SHOWER ROOM. The remaining rooms are served by the three piece FAMILY BATHROOM, providing comfort and convenience for all. Stepping outside, DRIVEWAY PARKING leads to the DOUBLE GARAGE additionally including an EV CHARGER. The rear GARDEN is PRIVATE and FULLY ENCLOSED, larger than average for the development, having been lovingly LANDSCAPED by the current vendor.

Council Tax band: E
Tenure: Freehold

- 2023 Built Detached Family Home
- 7 Years Remaining NHBC Warranty
- High Specification & Immaculately Presented Throughout
- 28' Open Plan Kitchen/ Dining/ Family Room
- 18' Dual Aspect Sitting Room & Separate Study
- Four Double Bedrooms Opening From The Landing
- Larger Than Average Landscaped, Private & Fully Enclosed Garden
- Large Private Driveway & Double Garage With EV Charging

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 and occupying a prominent corner plot position, the property features well maintained hedging wrapping around the boundary to offer an attractive, low maintenance frontage. A central flagstone pathway bisects the front garden, leading directly to the main entrance under a sheltered open porch. Adjacent to the home, a substantial paved driveway provides ample off road parking and leads to the double garage, which is accessed via twin up-and-over doors.

THE GRAND TOUR

Stepping inside, the light and bright entrance hall features Amtico flooring running underfoot for ease of maintenance, with stairs rising to the first floor and a useful integrated storage space tucked neatly beneath. A further door leads to a spacious ground floor W.C and utility room, offering substantial storage and plumbing for an integrated washing machine. Also accessed from the hallway are doors leading to all primary living accommodation, including a versatile, front facing study with cosy carpeted flooring, currently configured with a desk perfect for working from home alongside additional soft furnishings. Across the hall, the impressive 18' sitting room boasts a generous dual aspect with uPVC double glazed windows, ensuring the room is flooded with natural light. Plush carpeted flooring runs underfoot and the room comfortably accommodates a variety of soft furnishing layouts, with double doors opening to flow freely into the heart of the home, the 28' open plan kitchen, dining and family room. This expansive space enjoys a further dual aspect, featuring two sets of French doors that open directly onto the garden, with continued Amtico flooring underfoot. Ample space is available for a large formal dining table and further soft furnishings, while the kitchen itself is beautifully appointed with a range of wall and base units, enhanced by contemporary LED kickboard lighting and LED downlighting onto the worktops. The kitchen additionally boasts a suite of fully integrated appliances,

including twin ovens, a five burner gas hob with an extractor hood above, a fridge/ freezer and a dishwasher.

Ascending the stairs to the carpeted first floor landing, loft access is available overhead alongside a built in airing cupboard, while doors give way to four spacious double bedrooms. The main bedroom enjoys a front facing aspect with carpeted flooring, offering generous space for a large double bed and freestanding wardrobe furniture, complemented by a private ensuite shower room featuring an inset double shower cubicle with a folding glass screen. The similarly sized second double bedroom also sits to the front of the home, featuring further carpeted flooring and plenty of room for a double bed, a vanity desk and storage furniture. The final two double bedrooms are currently utilised as a guest room and a dedicated dressing room, though they offer excellent flexibility to serve as further bedrooms or an additional home office. Centrally located from the landing, the modern three piece family bathroom completes the accommodation, featuring a shower over the bath with a glass screen, wood effect flooring and tiled surrounds.

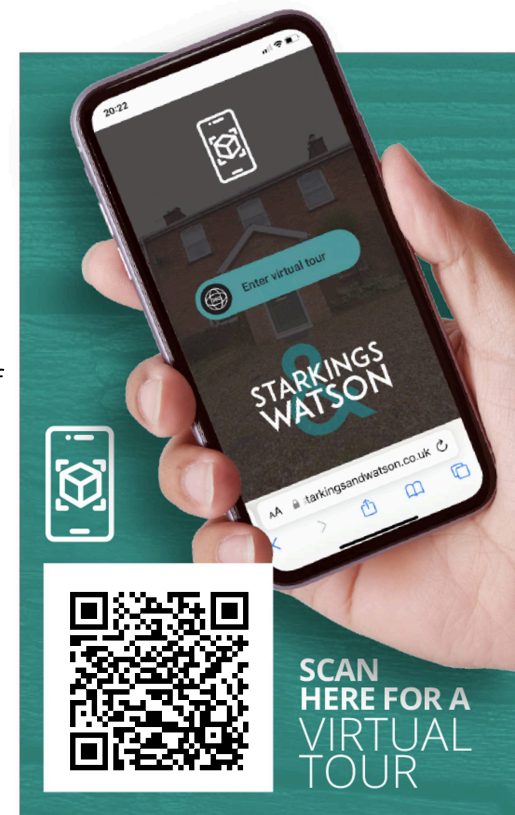
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VIRTUAL TOUR

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

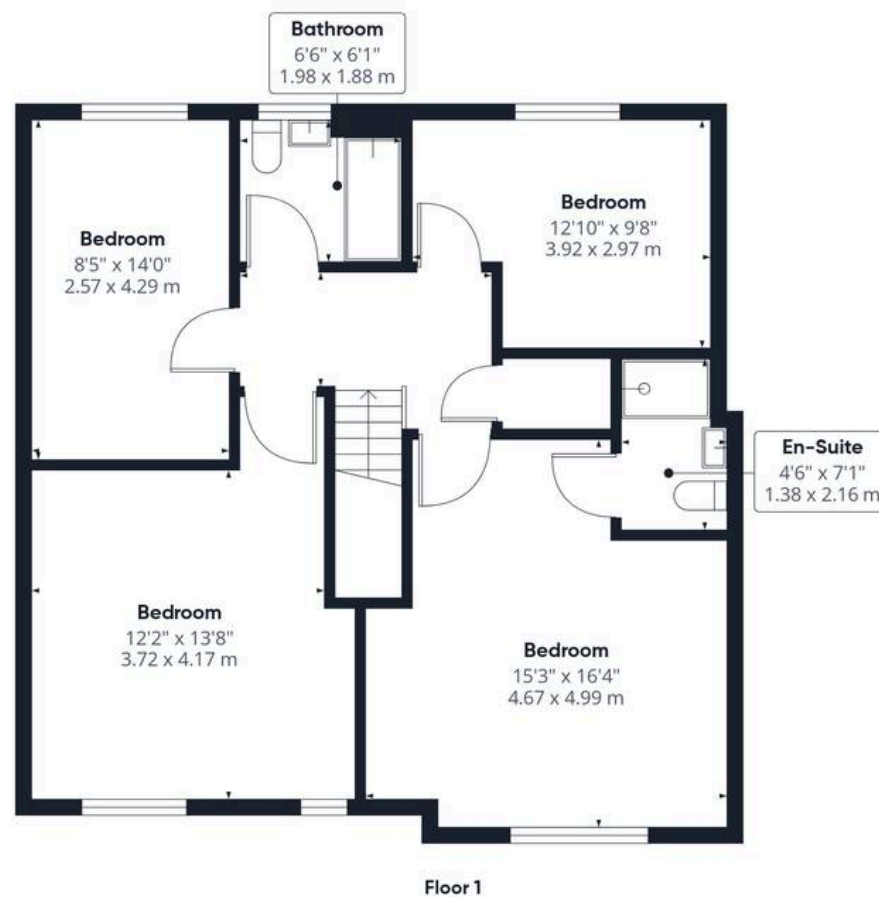




THE GREAT OUTDOORS

Stepping outside, the private rear garden is fully enclosed by a combination of timber panel fencing and brick walling, offering a secluded retreat. The space opens onto a substantial flagstone patio complete with a decorative brick border, providing an ideal setting for outdoor furniture and vibrant potted plants. This patio area extends to the side of the property, where a traditional wooden latch-and-brace gate provides convenient access to the driveway, while the remainder of the garden is predominantly laid to a well maintained lawn.





Approximate total area⁽¹⁾
1578 ft²
146.7 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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