



Culloden Avenue, Norwich - NR5 0UP

**STARKINGS  
&  
WATSON**

HYBRID ESTATE AGENTS



## Culloden Avenue

Norwich

This SPACIOUS semi-detached TOWN HOUSE occupies a prime position overlooking GREEN SPACE, whilst being close to NORWICH CITY CENTRE and the LONGWATER RETAIL PARK. The property offers accommodation arranged over three floors, with the ground floor comprising HALL ENTRANCE with CLOAKROOM and stairs leading to first floor landing, and a 25' OPEN PLAN KITCHEN/DINING ROOM. The SITTING ROOM can be found on the FIRST FLOOR with VIEWS onto the GREEN SPACE, along with the FAMILY BATHROOM and a DOUBLE BEDROOM. The second floor includes the MAIN double BEDROOM with BUILT-IN WARDROBES and EN SUITE SHOWER ROOM, and two further DOUBLE BEDROOMS. The outside space at the property consists of a PATIO and LAWNED AREA with rear access to the SINGLE GARAGE. Off Road PARKING can be found to the right of the property.



Council Tax band: D

Tenure: Freehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating: C

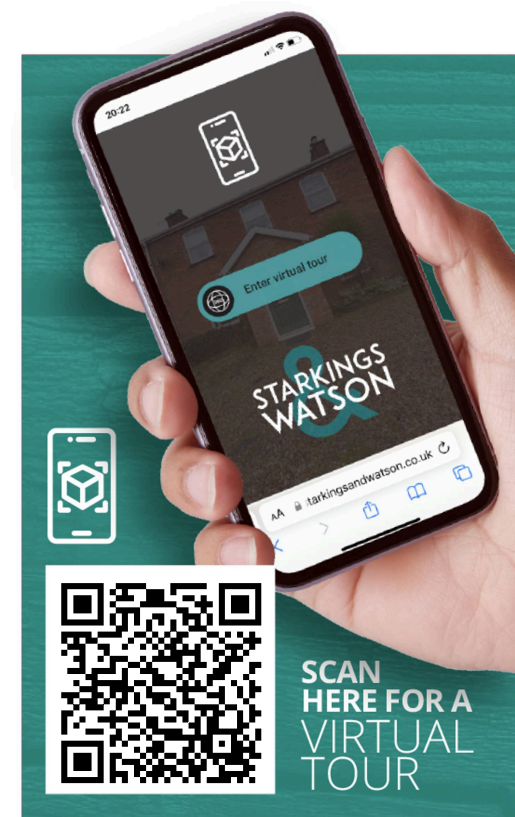
- Modern Town House
- 25' Kitchen/Dining Room
- Hall Entrance & Cloakroom
- Four Bedrooms
- Family Bathroom & En Suite
- Landscaped Garden
- Overlooking Green Space
- Garage & Driveway

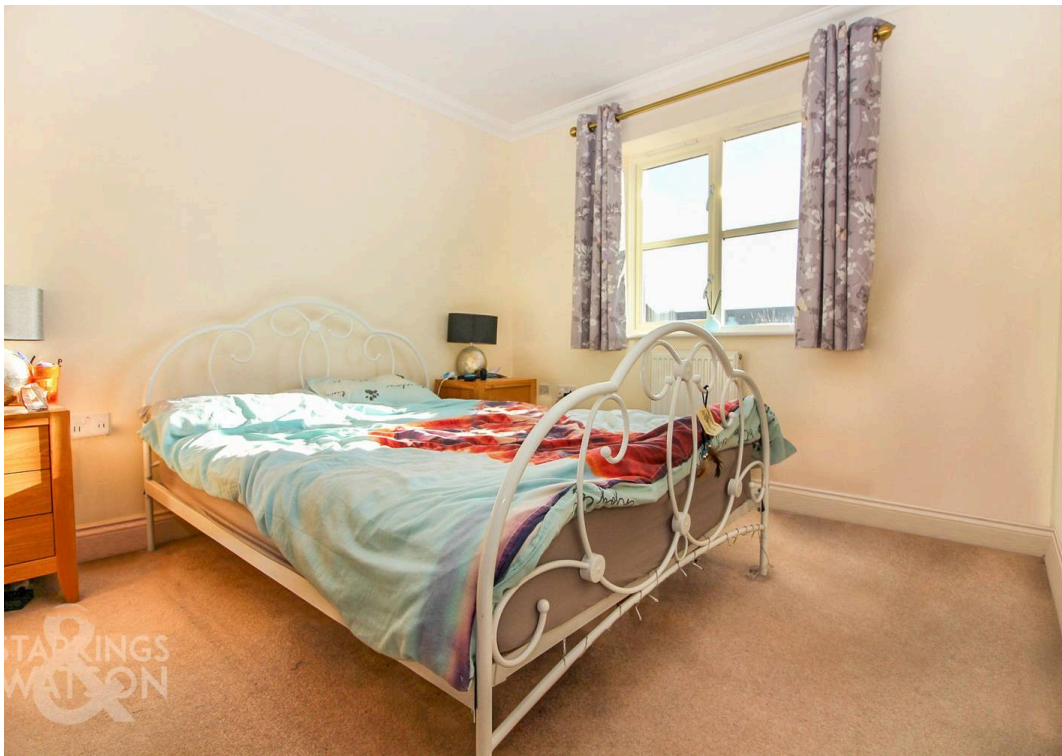


Culloden Avenue is located at the front of the popular Hampdens development, just outside Costessey, and a short drive from Longwater Retail Park. Various amenities can be found close by within a short drive, including shops, schooling and major transport links, including to the A47. The property is just a short walk from Roundwell Medical Centre.

## FIND US

You may wish to use your Sat-Nav (NR5 0UP), but to help you...Leave Norwich via Dereham Road continuing over the roundabout and two sets of traffic lights. Take the third exit straight over the second roundabout, approaching the traffic lights with The Roundwell Medical Centre. Turn left at the traffic lights onto Bawburgh Lane, and follow the road to your right. At the T-junction turn right onto Lord Nelson Drive, following the road to the right, and to the left, once the road merges with Vanguard Close take the first right onto Culloden Avenue where you will find the property at the bottom of the cul-de-sac to the right hand side, indicated by our To Let board.



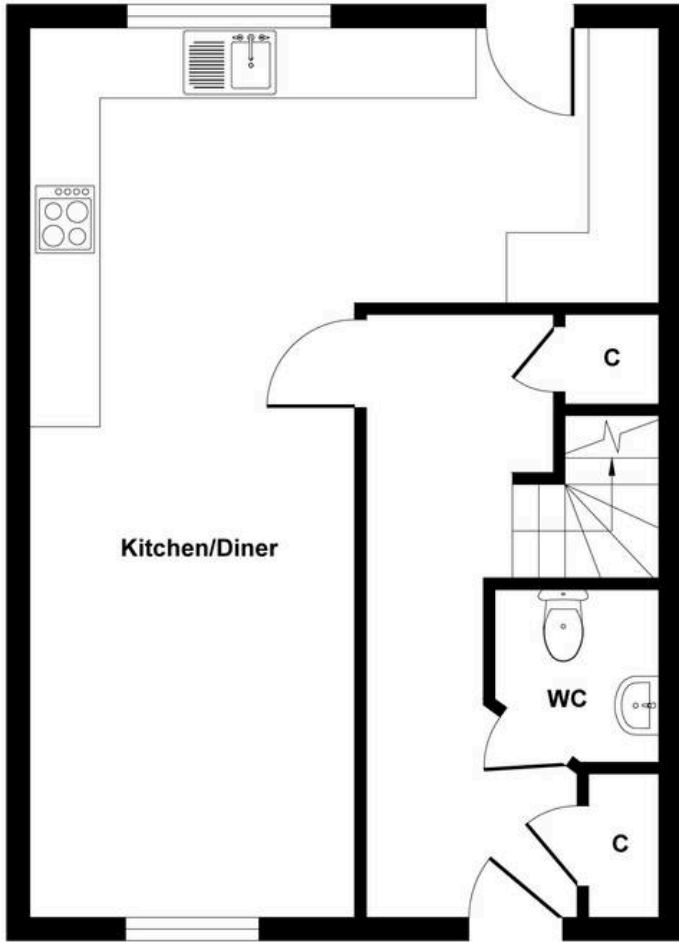




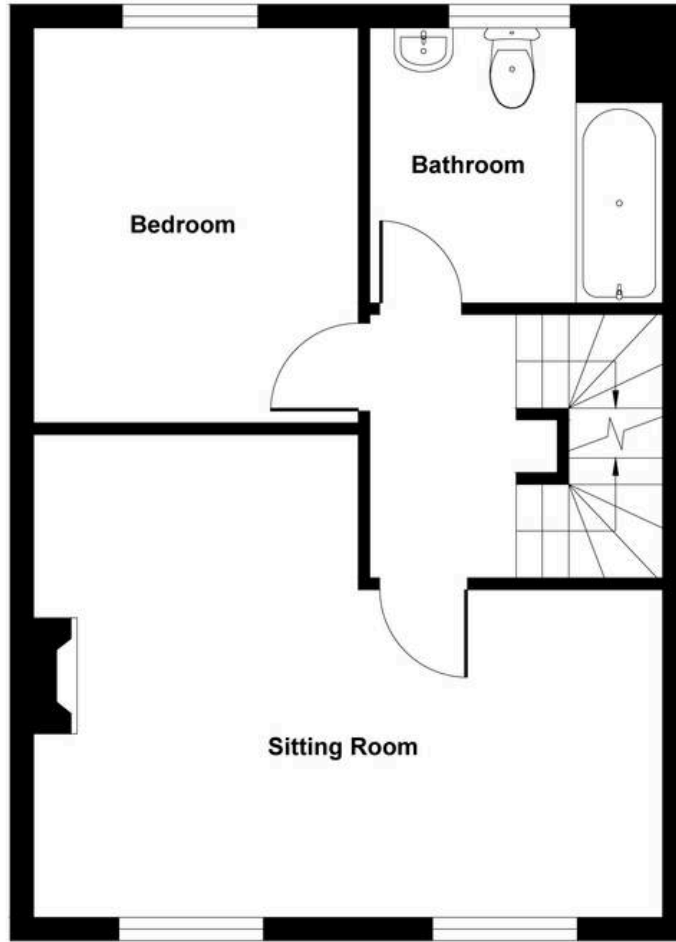
## THE GREAT OUTDOORS

Leaving the property via the rear kitchen door you step onto a patio area which is perfect for enjoying the afternoon sun. The garden consists of a mixture of lawn and mature shrubs, whilst to the left of the property you will find rear access to the garage, also with an up and over door to front.

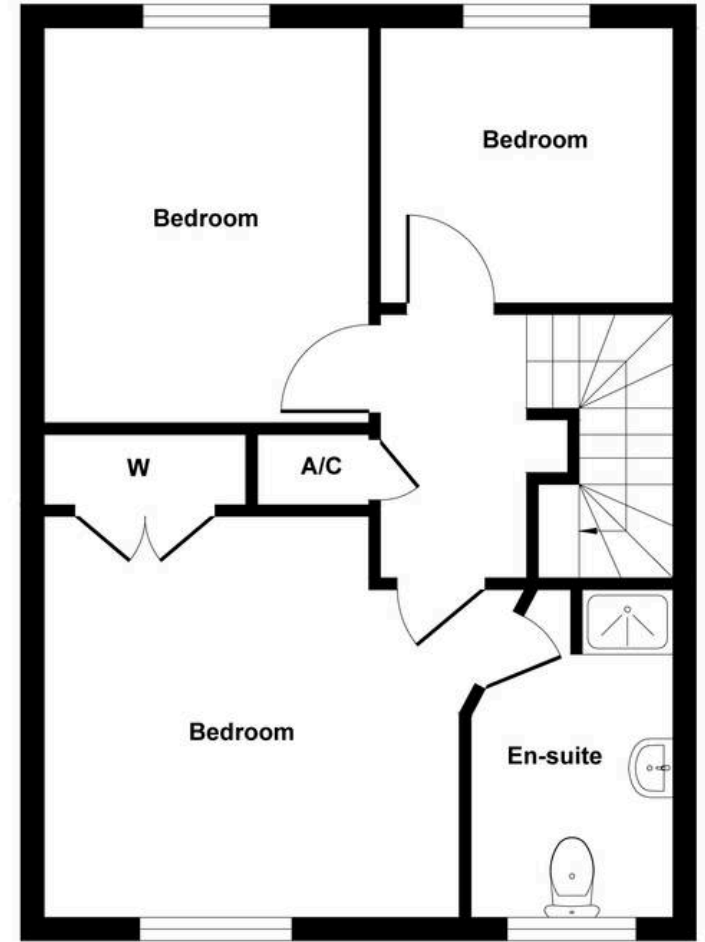




**Ground Floor**  
 Approximate Floor Area  
 454 sq. ft  
 (42.17 sq. m)



**First Floor**  
 Approximate Floor Area  
 454 sq. ft  
 (42.17 sq. m)



**Second Floor**  
 Approximate Floor Area  
 454 sq. ft  
 (42.17 sq. m)

**Approx. Gross Internal Floor Area 1362 sq. ft / 126.51 sq. m**





## Starkings & Watson Hybrid Estate Agents

Roxburgh House, Rosebery Business Park Mentmore Way - NR14 7XP

01603 336226 • [lettingteam@starkingsandwatson.co.uk](mailto:lettingteam@starkingsandwatson.co.uk) • [starkingsandwatson.co.uk/](http://starkingsandwatson.co.uk/)

Disclaimer: Whilst every care has been taken to prepare these sales 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.