

House - Semi-Detached

BAHRAM ROAD QUEENS HILLS COSTESSEY NR8 5EY

Offers In Excess Of

£260,000

FEATURES

- Three Storey
- Semi Townhouse
- Hall Entrance
- Open Plan Kitchen/Living
- Ensuite & Bathroom
- Three/Four Bedrooms
- Immaculate
- Gardens
- Garage & Drive
- Seller Found



FREEHOLD



3 Bedroom House - Semi-Detached located in Costessey

Welcome to Bahram Road, Costessey, this stunning three-storey semi-detached townhouse is a perfect family home. The property boasts a generous living space, providing ample room for comfortable family life.

Upon entering, you are greeted by a welcoming entrance hall that leads to a convenient WC. The heart of the home is the spacious kitchen/dining/sitting room, designed to foster family connections and entertaining. Double doors seamlessly open to the rear garden, creating a harmonious flow between indoor and outdoor spaces.

The first floor features two versatile rooms, one is a sitting room which can be utilised as additional sleeping quarters, depending on your needs. The other is the principal bedroom with its own ensuite for convenience. Ascending to the second floor, you will find the further two bedrooms, complete with a family bathroom.

Outside, the property offers a driveway with a garage, providing parking for two vehicles. The enclosed rear garden is a delightful space, ideal for children to play or for hosting gatherings with friends and family.

This home is situated in a highly sought-after development, surrounded by picturesque countryside walks, making it an excellent choice for families. With the seller already having found their onward move, this property is ready for you to make it your own. Be sure to keep this charming townhouse at the top of your list!

Entrance Hall

Sealed unit double glazed entrance door and window to the front, stairs to first floor and doors to the wc and the kitchen/diner/family room.

Wc

Sealed unit double glazed window to the front, wc and wash hand basin.

Kitchen/Dining/Family Room

26'0 max x 12'0 max

Sealed unit double glazed windows and double doors out to the rear garden. Range of base and wall mounted units, sink with space for range style cooker, integrated cooker hood, dishwasher and space and plumbing for the washing machine. Splash backs. Under stairs cupboard. Radiator.

First Floor Landing

Stairs to the second floor, doors to sitting room and principal bedroom. Radiator,

Sitting Room

14'0 x 12'0

Sealed unit double glazed windows to the rear and radiator.

Principal Bedroom

9'0 x 13'0 max

Sealed unit double glazed window to the front, radiator, double wardrobe and door to the ensuite shower room.

Ensuite

Corner shower cubicle, wash hand basin and wc, splash backs and radiator.

Second Floor Landing

Door to the airing cupboard and both bedrooms two, three and bathroom.

Bedroom Two

12'10 x 8'0

Sealed unit double glazed dormer window to the front and radiator.

Bedroom Three

12'0 x 8'0

Sealed unit double glazed window to the rear and radiator.

Family Bathroom

Panel bath with wash hand basin and wc. Radiator and splash backs.

Outside

Entrance path to the front, driveway leading to the attached single garage with up and over door and personel door to the rear. The rear garden is mainly laid to lawn relatively un overlooked, with a good sized patio.





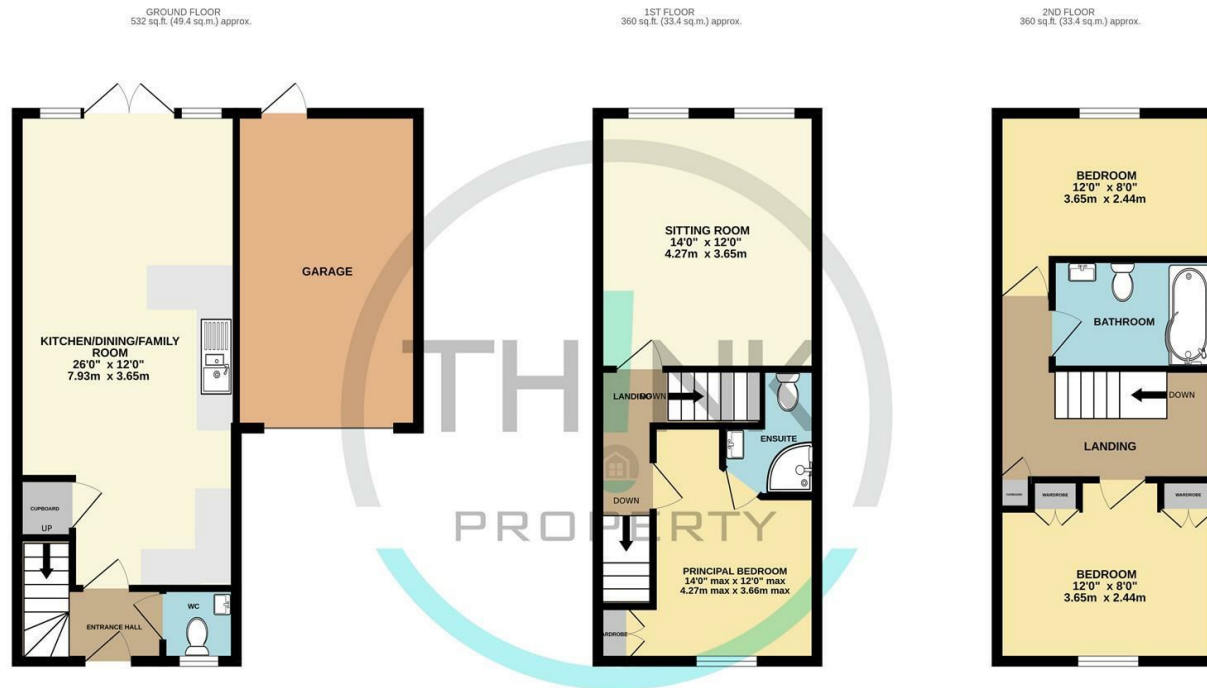
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TOTAL FLOOR AREA : 1251 sq.ft. (116.2 sq.m.) approx.

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
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	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.

