

FREEHOLD



House - Semi-Detached

# BITTERN ROAD QUEENS HILLS NORWICH NR8 5FL

Offers In Excess Of

£230,000

## FEATURES

- No Chain
- Semi Detached House
- Separate WC
- Parking For Two Vehicles
- Garage
- Three Bedrooms
- En-Suite off Main Bedroom
- Non overlooked Garden



# 3 Bedroom House - Semi-Detached located in Norwich

\*\*\*NO CHAIN\*\*\* Introducing this three bedroom semi detached house located in the popular Queens Hills Estate which offers a great location for access to the A47, Norwich Hospital and many amenities. The property itself comes complete with three sizable bedrooms, separate WC, En-suite off the master bedroom, garage with parking and a non overlooked garden.

## HALLWAY

2'11" x 13'9"

Composite door to the front of the property, vinyl flooring, radiator and stairs leading to the first floor.

## WC

2'7" x 5'11"

UPVC double glazed window to the front aspect with privacy glass, low level WC, stand alone sink basin, radiator and vinyl flooring.

## RECEPTION ROOM 1

9'6" x 16'1"

UPVC double glazed window to the front aspect, radiator and vinyl flooring.

## RECEPTION ROOM 2

9'2" x 7'7"

UPVC double glazed french doors to the rear aspect, radiator and vinyl flooring.

## KITCHEN

8'2" x 9'2"

UPVC double glazed window to the rear aspect, under stairs storage cupboard, range of base and wall units, stainless steel sink basin, electric oven, gas hob with extractor, radiator and vinyl flooring.

## BEDROOM 1

9'6" x 9'10"

UPVC double glazed window to the front aspect, wardrobe with mirrored sliding doors, radiator, carpet to floor and access to en-suite.

## BEDROOM 2

9'6" x 11'2"

UPVC double glazed window to the front aspect, wooden vinyl flooring and radiator.

## ENSUITE

4'3" x 6'7"

UPVC double glazed window to the side aspect, low level WC, stand alone sink basin, shower, radiator and vinyl flooring.

## BEDROOM 3

9'2" x 6'3"

UPVC double glazed window to the rear aspect, carpet to floor and radiator.

## BATHROOM

5'11" x 6'3"

UPVC double glazed window to the front aspect with privacy glass, bath, low level WC, stand alone sink basin, radiator and vinyl flooring.

## GARAGE

9'2" x 18'8"

Up and over door, electric and lighting.

## GARDEN

Two tier garden with patio area and grass. Brick built wall joining neighboring property, wooden fencing on other side and access through gate.





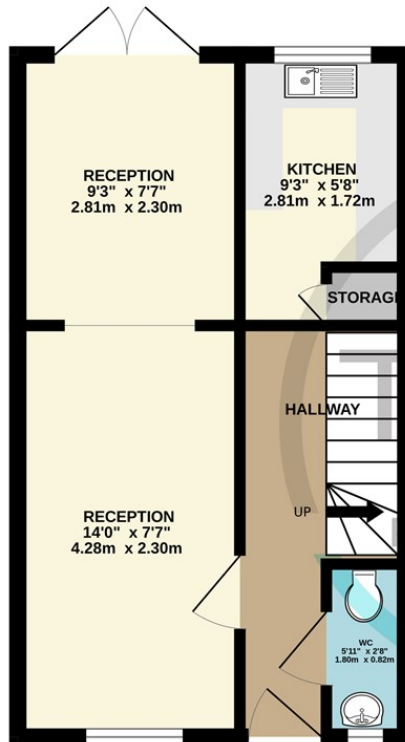
NORWICH SALES | UNIT 3 VISION PARK QUEENS HILLS, NORWICH, NR8 5HD

Call us on  
**01603 338433**

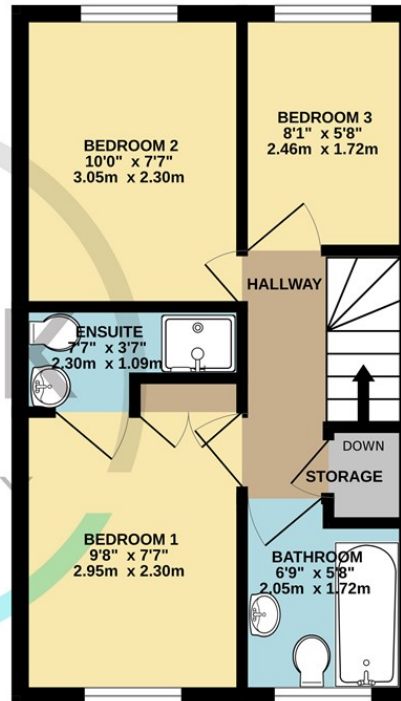
[norwich@thinkproperty.ltd](mailto:norwich@thinkproperty.ltd)  
<https://www.thinkproperty.ltd/>

Council Tax Band  
**C**

GROUND FLOOR  
307 sq.ft. (28.5 sq.m.) approx.



1ST FLOOR  
307 sq.ft. (28.5 sq.m.) approx.



TOTAL FLOOR AREA : 614 sq.ft. (57.0 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.  
Made with Metropix ©2023

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		91
(81-91) <b>B</b>	79	
(69-80) <b>C</b>		
(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		
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.

