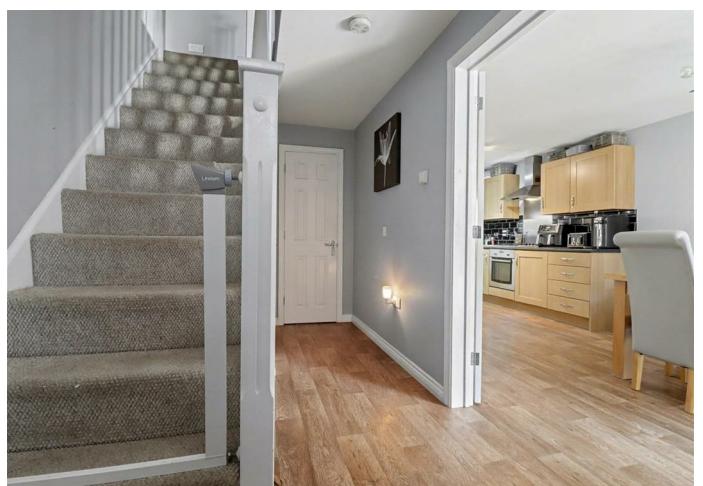




FREEHOLD



House - Detached

**SILVO ROAD
QUEENS HILLS
COSTESSEY
NR8 5EL**

Price Guide
£330,000

FEATURES

- Detached Family Home
- Hall Entrance
- Four Bedrooms
- Generously sized
- Kitchen/Dining Room
- Sitting Room
- Wc & Ensuite
- Family Bathroom
- Garage
- Close To Amenities



4 Bedroom House - Detached located in Norwich

Welcome to this desirable area of Costessey, on Silvo Road, this impressive four-bedroom detached house offers a perfect blend of comfort and modern living. Built in 2010, this spacious home spans 1,105 square feet and is designed to cater to the needs of a growing family.

Upon entering, you are welcomed by a bright entrance hall that leads to a generous kitchen and dining room, ideal for family meals and entertaining guests. Downstairs cloakroom. The family sitting room, which runs the depth of the house, provides ample space for relaxation and family gatherings. The utility room adds convenience, making daily chores a breeze.

The first floor features a well-proportioned landing that leads to four inviting bedrooms. The principal bedroom boasts an ensuite shower room, ensuring privacy and comfort, while the family bathroom serves the other bedrooms with ease.

The exterior of the property is equally appealing, with a low-maintenance brick weave frontage and a driveway that accommodates parking for upto three vehicles, leading to a garage for additional storage. The rear garden is a true highlight, offering a fantastic space that backs onto trees, providing a sense of privacy and tranquillity. This outdoor area is perfect for hosting gatherings or allowing children to play freely.

This home is situated on the edge of the popular Queens Hills development, making it an ideal location for families seeking a friendly community atmosphere. With its spacious layout and thoughtful design, this property truly has everything a growing family could desire. We highly recommend viewing this delightful home to fully appreciate all it has to offer.

Entrance Hall

Sealed unit double glazed door to the front, stairs to the first floor, doors to the sitting room and the kitchen/dining room.

Wc

Wc and wash hand basin.

Sitting Room

15'0 x 10'0

Sealed unit double glazed box bay window to the front, radiator and sealed unit double glazed double doors leading out and overlooking the lovely rear garden and the trees beyond.

Kitchen/Dining Room

21'0 x 9'0

Sealed unit double glazed window to the front, radiator and open plan to the kitchen. Range of base and wall mounted units with a range of integrated appliances to include hob, oven and extractor fan over, fridge/freezer and dishwasher. Sink unit. Opening through to the utility room.

Utility Room

Sealed unit double glazed door out to the garden, range of units, space and plumbing for washing machine.

Landing

Doors to all bedrooms and the bathroom.

Principal Bedroom

10'10 x 9'0

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

Ensuite Shower Room

Shower cubicle, wash hand basin and wc, radiator.

Bedroom Two

11'0 x 9'0

Sealed unit double glazed window to the rear, radiator.

Bedroom Three

12'0 x 10'0

Sealed unit double glazed window to the front and radiator.

Bedroom Four

7'0 x 7'0

Sealed unit double glazed window to the rear and radiator.

Family Bathroom

Sealed unit double glazed window to the rear, panel bath, wc and wash hand basin, Splash backs.

Outside

The frontage is brick weaved with driveway to the garage. The rear garden backs onto the trees and feels fairly private. Mainly laid to lawn, planting to borders, enclosed and gated. A great space for the growing family.





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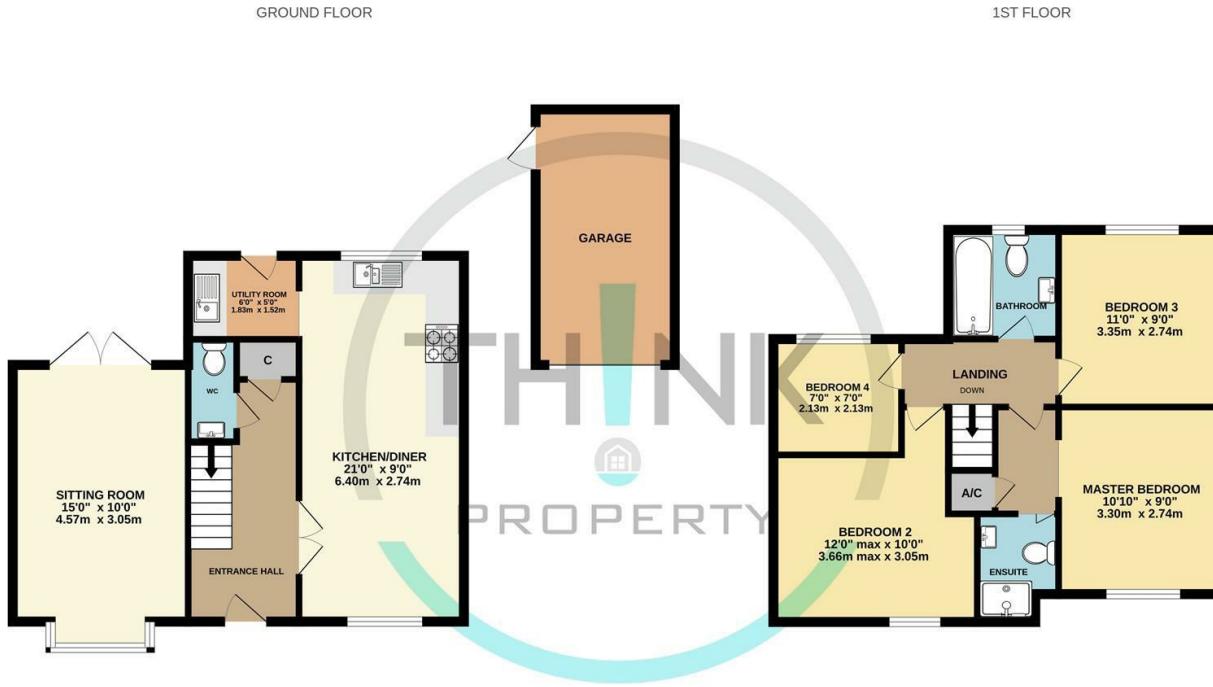
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Call us on
01603 338433

norwich@thinkproperty.ltd
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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 current efficiency can be given.

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(33-54)	E		
(21-36)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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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.

