

FREEHOLD



House - Townhouse

HOLLY BLUE MEWS QUEENS HILLS COSTESSEY NR8 5GR

Offers In Excess Of

£290,000

FEATURES

- Town House
- Three Storey
- Three / Four Bedrooms
- Kitchen/Diner
- Modern Living
- Generous Size
- Separate WC
- Garage
- Corner Plot
- No Chain



4 Bedroom House - Townhouse located in Norwich

Welcome to the desirable Holly Blue Mews, Costessey, Norwich, this immaculately presented townhouse is a splendid opportunity for those seeking a modern family home. Situated on a generous corner plot within the popular Queens Hills development, this property boasts convenient access to a variety of local amenities, the A47, and Norwich Hospital, making it an ideal location for both families and professionals.

Spread over three thoughtfully designed floors, this townhouse features three spacious bedrooms, with the option of a fourth, ensuring ample space for family living or guest accommodation. Each room is adorned with dual aspect windows, allowing natural light to flood in, creating a bright and airy atmosphere throughout the home.

The heart of the property is the fully fitted kitchen/dining room, equipped with modern appliances including an electric oven, gas hob, extractor, fridge/freezer, dishwasher, and washing machine. This space is perfect for entertaining or enjoying family meals together. The property also benefits from three well-appointed bathrooms, including a convenient ground floor WC, a family bathroom, and an en-suite to the main bedroom, ensuring comfort and privacy for all residents.

Outside, the patio garden offers a Mediterranean feel, requiring low maintenance, allowing you to personalise it with your favourite potted plants. The extra-width garage provides ample storage, and there is off-road parking available in front, adding to the convenience of this lovely home.

In summary, this townhouse in Holly Blue Mews is a remarkable find, combining modern living with a prime location. It is perfect for those looking to settle in a vibrant community while enjoying the comforts of a well-designed home.

Entrance Hall

5'7" x 6'7"

Composite door to the entrance of the property, tile effect vinyl flooring, and stairs leading to the first floor.

Reception Room/Bedroom

11'10" x 12'2"

Dual Aspect sealed unit double glazed window to the front and side aspect, fitted blinds and two radiators.

Wc

3'3" x 6'11"

Low level WC, pedestal wash hand basin, splash back tiles, radiator with towel rail and extractor.

Kitchen/Breakfast Room

12'6" x 12'2"

Dual Aspect sealed unit double glazed window to the front and side aspect, composite door leading out to the courtyard, fully integrated kitchen with a range of base and wall units, electric oven, gas hob, extractor, stainless steel sink basin with drainer, fridge freezer and washing machine. tile effect vinyl flooring and under stairs storage.

First Floor Landing

6'3" x 12'2"

Sealed unit double glazed window to the front aspect, wooden banister and radiator.

Bathroom

8'10" x 5'3"

Sealed unit double glazed window to the side aspect with privacy glass, low level WC, pedestal wash hand basin, bath with shower overhead and glass shower screen, radiator, splash-back tiles and wood effect vinyl flooring.

Bedroom Three

6'7" x 8'10"

Sealed unit double glazed window to the side aspect, floor to ceiling sealed unit double glazed window to the front aspect, fitted blinds and radiator.

Sitting Room

15'5" x 12'2"

Sealed unit double glazed window to the side aspect, floor to ceiling sealed unit double glazed window to the front aspect, fitted blinds and radiator.

Second Floor Landing

6'3" x 12'2"

Sealed unit double glazed window to the front aspect, wooden banister, radiator, cupboard housing the immersion tank.

Bedroom Two

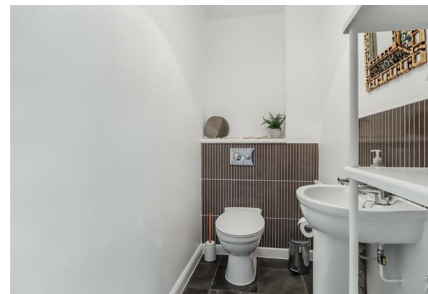
8'10" x 12'2"

Dual Aspect sealed unit double glazed window to the front and side aspect, fitted blinds and radiator.

Principal Bedroom

13'1" x 12'2"

Sealed unit double glazed window to the front aspect, floor to ceiling sealed unit double glazed window to the side aspect, fitted blinds, radiator and storage cupboard.





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Ensuite

5'11" x 5'3"

Three piece suite with corner shower, splash back tiles, low level WC, stand alone sink basin, radiator, extractor and wood effect vinyl flooring.

Outside

The property is situated on a corner plot so there is a wrap around garden to the front and side with hedging to border. Pathway to the entrance. Driveway to the garage and gate to the rear garden. The rear garden is easy to maintain mainly patioed ready for you to add your favourite potted plants fully enclosed with a sunny aspect.

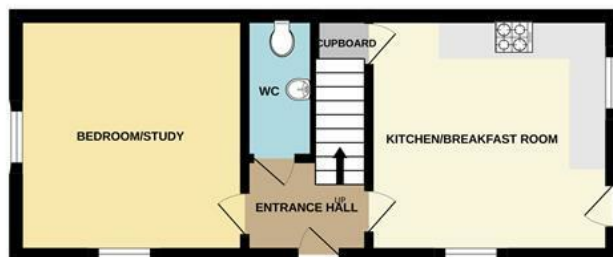
Garage

9'6" x 17'1"

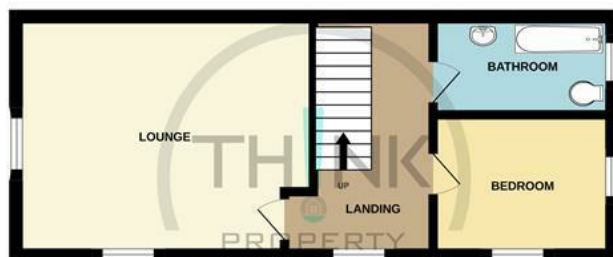
Up and over door.



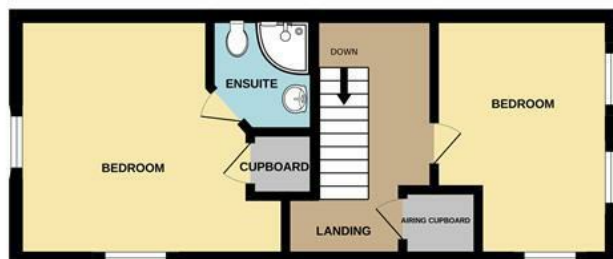
GROUND FLOOR
386 sq.ft. (35.9 sq.m.) approx.



1ST FLOOR
386 sq.ft. (35.9 sq.m.) approx.



2ND FLOOR
392 sq.ft. (36.4 sq.m.) approx.



TOTAL FLOOR AREA: 1164 sq.ft. (108.1 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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Council Tax Band

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	79	83
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
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.

