



FREEHOLD

House - Townhouse

**SIR ALFRED MUNNINGS ROAD
QUEENS HILLS
COSTESSEY
NR8 5EE**

Offers In Excess Of
£260,000

FEATURES

- Townhouse
- Entrance Hall
- Ensuite
- Kitchen/Diner
- Enclosed Garden
- Three Storey
- Four Bedrooms
- Family Bathroom
- Sitting Room
- Two Spaces



4 Bedroom House - Townhouse located in Costessey

Welcome to Sir Alfred Munnings Road in Queens Hills, Costessey, Norwich, this well-presented three-storey townhouse is an ideal family home.

Upon entering, you are greeted by a welcoming entrance hall that leads to the kitchen/dining room perfect for family meals and entertaining guests thoughtfully designed, providing a comfortable space for casual dining and culinary pursuits. The sitting room is a perfect place to relax. Downstairs cloak room for convenience.

The first floor boasts a three well-proportioned bedrooms and the family bathroom. Ascending to the top floor, you will find the principal bedroom, complete with an ensuite shower room, ensuring privacy and convenience catering to the needs of a growing family.

Outside, the rear garden is enclosed and easy to maintain, providing a tranquil space for outdoor enjoyment. The rear of the property adds to the convenience, offering two spaces for parking.

Location is key, and this home does not disappoint. It is conveniently close to local schools, shops, and a retail park just a mile away. Additionally, the University of East Anglia and the University Hospital are easily commutable, making this property perfect for those who value accessibility.

With the current owners relocating, this property presents a fantastic opportunity for buyers. This townhouse combines comfort, practicality, and a desirable location, making it a must-see for anyone seeking a new home in Norwich.

Entrance Hall

Entrance door to the front, stairs to the first floor, door to the wc, sitting room and the kitchen/dining room. Radiator.

Sitting Room

15'0 x 10'0

Sealed unit double glazed window to the front, wood effect flooring and radiator. Doors to the kitchen/dining room.

Kitchen/Dining Room

17'0 x 10'0

Sealed unit double glazed window to the rear along with door out to the rear garden. Range of base and wall mounted cupboards with sink unit, integrated appliances to include hob, oven with extractor fan over, dishwasher and space with plumbing for washing machine.

Wc

Wc and wash hand basin.

First Floor Landing

Doors to three bedrooms and the bathroom. Stairs to the second floor. Radiator.

Bedroom Two

15'0 x 10'0

Sealed unit double glazed window to the front, radiator.

Bedroom Three

12'0 x 8'0

Sealed unit double glazed window to the rear and radiator.

Bedroom Four

8'11 x 8'0

Sealed unit double glazed window to the rear and radiator.

Family Bathroom

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

Second Floor Landing

Velux style window to the rear and door to the principal bedroom.

Principal Bedroom

16'0 min x 13'0 max

Sealed unit velux style windows to the rear and radiator. Door to ensuite.

Ensuite Shower Room

Dormer window to the front, corner shower cubicle, wc and wash hand basin, splash backs and radiator.

Outside

To the front there is a small garden area, with gated rear garden, access from the rear. Enclosed by panel fencing, patio and mainly laid to lawn with shed to remain. Fairly un overlooked and ideal for entertaining family and friends in the coming sunny months ahead.

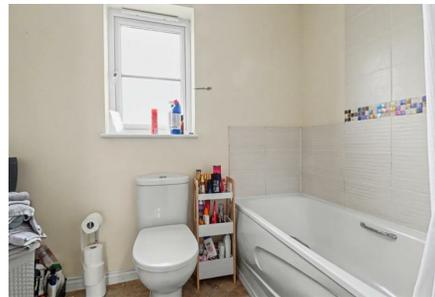
Agents Note

Service Charge for Car Park £214.24 a year.





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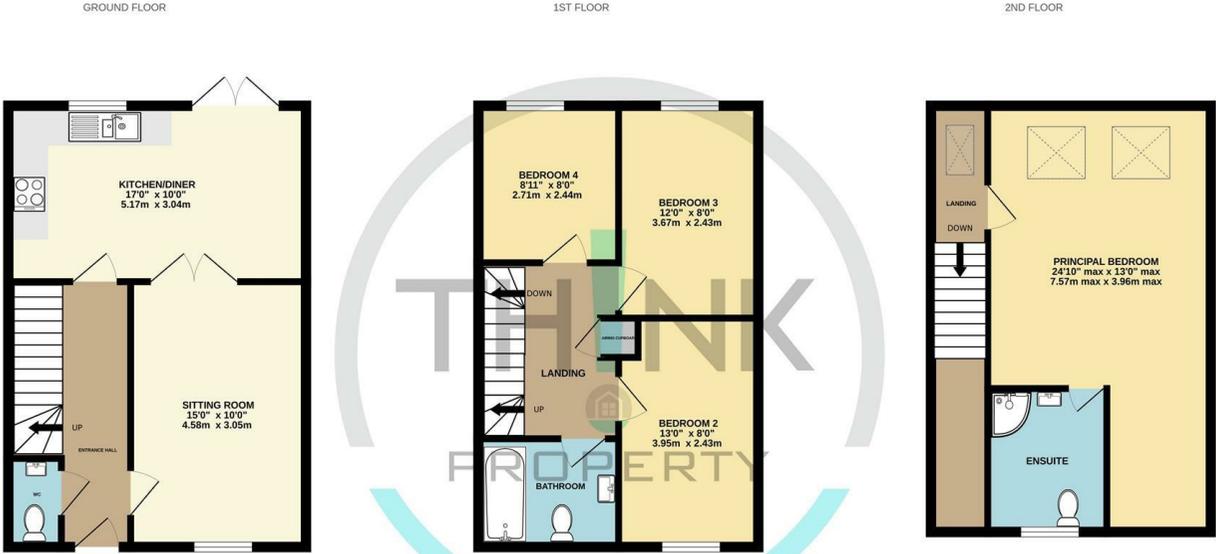
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Call us on
01603 338433

norwich@thinkproperty.ltd
<https://www.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 operability or 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		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	80	89
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.

