

House - Townhouse

ELIZABETH WAY QUEENS HILLS COSTESSEY NR8 5HF

Price Guide

£340,000

FEATURES

- Immaculate
- Three Storey
- Open Plan Living
- Ensuite
- Enclosed Garden
- Semi Detached
- Four/Five Bedrooms
- Sitting Room
- Family Bathroom
- Overlooking The Heath

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FREEHOLD



4 Bedroom House - Townhouse located in Costessey

Welcome to the charming area of Costessey, this delightful property on Elizabeth Way offers a modern living experience in a tranquil setting. This home was thoughtfully constructed in 2017, ensuring that it meets contemporary standards of comfort and style whilst the countryside was easily within reach.

The property boasts a spacious layout, perfect for both relaxation and entertaining. With ample room to accommodate a growing family or to host friends, the design prioritises both functionality and aesthetic appeal. The modern architecture is complemented by well-considered interiors, providing a warm and inviting atmosphere.

Costessey is known for its friendly community and convenient amenities, making it an ideal location for those seeking a balance between suburban peace and accessibility to local services. Residents can enjoy nearby parks, schools, and shops, all within a short distance, enhancing the overall appeal of this location.

This property represents a wonderful opportunity for anyone looking to live in a modern home in a desirable area. With its design and generous living space, it is sure to attract interest from a variety of buyers. Do not miss the chance to make this lovely property your new home.

Entrance Hall

Sealed unit double glazed door to the front, stairs to the first floor, doors to the open living space and the wc.

Wc

Wc and wash hand basin.

Sitting/Dining Room

16'9 x 10'5

Sealed unit double glazed double doors and windows to the rear, radiator, opening seamlessly through to the kitchen.

Kitchen

15'2 x 10'1

Sealed unit double glazed window to the front, well appointed kitchen with some tasteful upgrades. Range of both base and wall mounted units with granite worksurfaces and complementary tiled splash backs. Integrated appliances to include gas four ring hob with oven and extractor fan over, fridge/freezer, dishwasher and washing machine.

First Floor Landing

Sealed unit double glazed window to the front, stairs up to the second floor, doors to principal bedroom and the sitting room/bedroom.

Principal Bedroom

13'2 x 9'9

Sealed unit double glazed window to the rear, radiator and doors to the walk in wardrobe and the ensuite.

Ensuite

Sealed unit double glazed window to the rear, shower cubicle, wash hand basin and wash hand basin. Splash backs.

Sitting Room/Bedroom

12'7 x 9'8

Sealed unit double glazed window to the front and radiator.

Second Floor Landing

Doors to the three bedrooms, family bathroom and the airing cupboard.

Bedroom Two

11'5 x 9'1

Sealed unit double glazed window to the rear, radiator.

Bedroom Three

13'4 x 7'8

Sealed unit double glazed windows to the front, radiator.

Bedroom Four

7'9 x 7'6

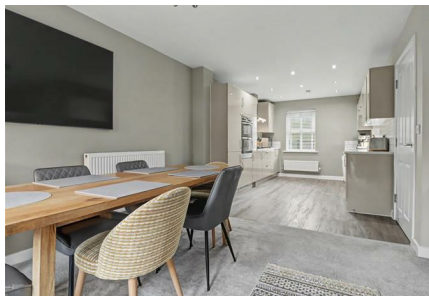
Sealed unit double glazed window to rear and radiator.

Family Bathroom

Panel bath with screen and shower, wc and wash hand basin. Splash backs.

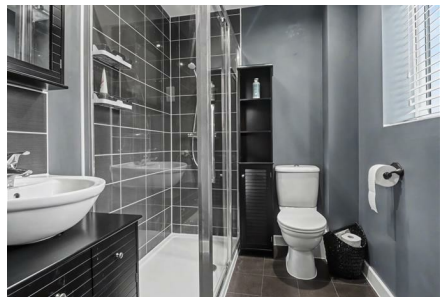
Outside

Garden to the front overlooking the heath and woodland walk, driveway to the side providing parking for two vehicles and leading down to the garage. Garage 18 x 9'3, up and over door. Further gravel parking for two vehicles to the front post and rail fence. The rear garden is enclosed relatively private with artificial lawned area edged with composite path way inset lighting to match the decked area directly from the rear double doors, leading to the top patio terrace area with raised border. Overall a great garden to enjoy and entertain in the sunny summer months ahead.





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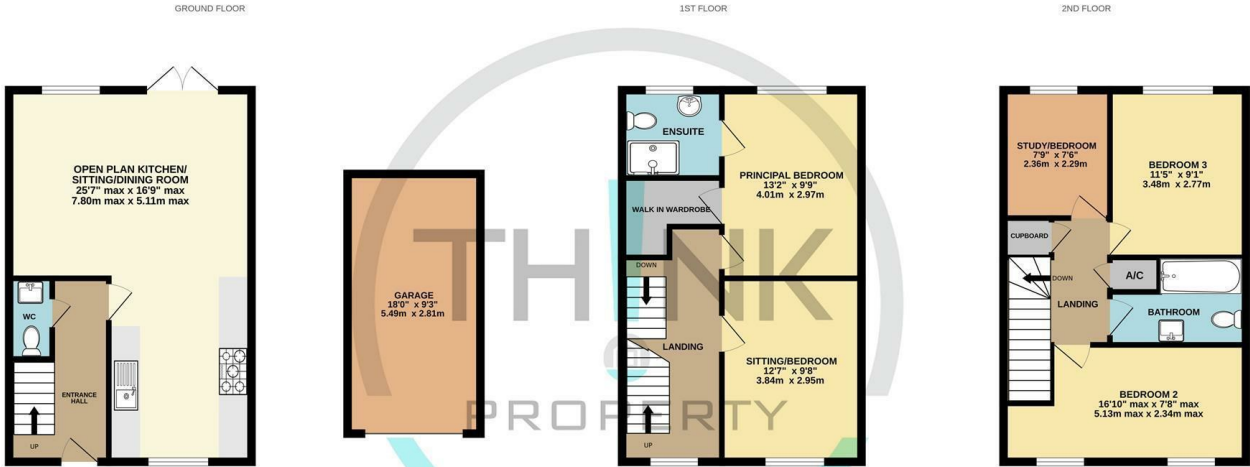
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Call us on
01603 338433

norwich@thinkproperty.ltd
<https://www.thinkproperty.ltd/>

Council Tax Band

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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			94
(81-91) B		84	
(69-80) C			
(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.

