



House - End Terrace

# KESTREL AVENUE QUEENS HILLS COSTESSEY NR8 5FT

Offers In Excess Of  
**£220,000**

## FEATURES

- End Terrace
- Two Bedrooms
- Bathroom & Wc
- Immaculate Decor
- Nice Gardens
- Entrance hall
- Ensuite
- Kitchen
- Close To Shops
- Allocated Parking



# 2 Bedroom House - End Terrace located in Costessey

Welcome to this perfect blend of comfort and modern living. Built in 2008, this charming property spans 764 square feet and is ideally situated overlooking a small green space, enhancing its appeal.

Upon entering, you are welcomed by a spacious entrance hall that leads to a convenient WC. The well-appointed kitchen flows seamlessly into a bright sitting room, which in turn opens into a delightful garden room. This versatile space allows you to enjoy your garden throughout the year, making it an ideal spot for relaxation or entertaining guests.

The first floor features two generously sized bedrooms, with the principal bedroom boasting an ensuite shower room for added convenience. A well-designed bathroom serves the second bedroom, ensuring comfort for all residents.

The exterior of the property is equally impressive. The front garden, set back from the road, provides a pleasant view of the green space, while the enclosed rear garden is mainly laid to lawn and adorned with colourful borders, creating a lovely outdoor retreat. A gate leads directly to the allocated parking space, adding to the practicality of this home.

This property is a fantastic opportunity for first-time buyers or those looking to downsize. With its appealing features and prime location, it is sure to attract interest. Do not miss your chance to view this delightful home, as it is unlikely to remain on the market for long.

## Entrance Hall

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

## Wc

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

## Kitchen

9'5 x 6'8

Sealed unit double glazed window to the front, range of base and wall mounted units, sink unit, integrated hob, oven and extractor fan and fridge/freezer. Space and plumbing for washing machine.

## Sitting Room

13'8 x 13'0

Sealed unit double glazed window to the rear, sealed unit double glazed double doors to the garden room and radiator.

## Garden Room

11'5 x 9'10

Sealed unit double glazed windows to the rear and side along with double doors out to the rear garden.

## Landing

Doors to the bedrooms and the bathroom.

## Principal Bedroom

11'2 x 10'6 max

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

## Ensuite

Sealed unit double glazed window to the front, shower cubicle, wc and wash hand basin, splashbacks and radiator.

## Bedroom Two

8'9 x 7'4

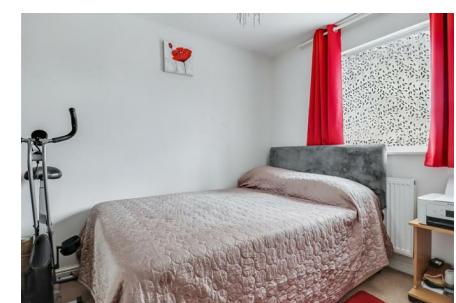
Sealed unit double glazed window to the radiator and wardrobe.

## Bathroom

Sealed unit double glazed window to the rear, radiator. Panel bath, wc and wash hand basin. Splashbacks.

## Outside

To the front of the property there is a small garden area with path to entrance over looking the green. The rear garden is mainly laid to lawn with planted border and fully enclosed, patio pathway with gated access to the rear to the parking space that is allocated.





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Council Tax Band

B

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	77	
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.

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, symbols and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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