

FREEHOLD



House - End Terrace

FAIRWAY QUEENS HILLS COSTESSEY NORWICH NR8 5HE

Price Guide

£250,000

FEATURES

- End Terrace
- Entrance Hall
- Sitting Room
- Ensuite
- Garage
- Three Bedrooms
- Kitchen/Dining Room
- Wc
- Nice Gardens
- No Chain



3 Bedroom House - End Terrace located in Costessey

Welcome to the sought-after development of Queens Hills in Costessey, this beautifully presented end-terrace house offers a perfect blend of modern living and comfort. Built in 2019, the property boasts a contemporary design and is ideal for families or those seeking a stylish home.

Upon entering, you are welcomed by a spacious entrance hall that leads to a well-appointed kitchen and dining room, perfect for family meals or entertaining guests. The generous sitting room spans the full width of the house and features double doors that open out to the rear garden, allowing for an abundance of natural light and a seamless connection to the outdoor space.

The ground floor also includes a convenient downstairs WC, while the first floor comprises three well-proportioned bedrooms, providing ample space for relaxation along with an ensuite. The family bathroom is thoughtfully designed to cater to the needs of the household.

Outside, the property features both front and enclosed rear gardens, offering a private sanctuary for outdoor enjoyment. The garage at the rear provides additional storage or parking options, complemented by off-road parking.

This easy-to-maintain home is perfect for those who wish to spend more time relaxing and entertaining friends and family in a tranquil setting. With its modern amenities and desirable location, this property is a fantastic opportunity for anyone looking to settle in a vibrant community. Don't miss the chance to make this lovely house your new home.

Entrance Hall

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

Wc

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

Kitchen/Dining Room

15'8 x 8'6

Sealed unit double glazed bay window to the front, range of base and wall mounted units, integrated hob, oven and extractor fan, fridge/freezer, dishwasher and dishwasher. Sink unit with upstands.

Sitting Room

15'1 x 10'0

Sealed unit double glazed doors and windows to the rear overlooking the rear garden, providing a seamless connection to outside and plenty of light, Radiator.

Landing

Doors to airing cupboard and doors to all bedrooms and the family bathroom.

Principal Bedroom

11'9 x 8'4

Sealed unit double glazed window to the rear, radiator and door to the ensuite. Wardrobe.

Ensuite Shower Room

Shower cubicle, splashbacks, wc and wash hand basin.

Bedroom Two

9'7 x 8'3

Sealed unit double glazed bay window to the front and radiator.

Bedroom Three

8'3 x 6'9

Sealed unit double glazed window to the rear, radiator.

Bathroom

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

Outside

To the front of the property there is a garden and pathway to the entrance. The rear garden is enclosed and lawned with patio area. Easy to maintain and gated to the parking area with garage to the rear.





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Council Tax Band

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Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) A			91
(81-91) B			
(69-80) C		79	
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
<i>Not energy efficient - higher running costs</i>			
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.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of floors, 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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