

FREEHOLD

House - End Terrace

# DUNNOCK DRIVE COSTESSEY NR8 5FF

Guide Price

£230,000

## FEATURES

- Vendor Has Found
- Kitchen with intergraded appliances
- Sitting Room With Rear Access
- En-Suite & Family Bathroom
- Allocated Rear Parking
- End Terrace Property
- Cloakroom
- Three Bedrooms
- Private Enclosed Rear Garden
- Close To Local Amenities



# 3 Bedroom House - End Terrace located in Costessey

Vendor has found - Nestled in the popular development of Queens Hills, Costessey, this charming end-terrace house on Dunnock Drive offers a perfect blend of comfort and convenience. Built in 2008, this immaculately presented home is perfectly situated within walking distance of local amenities and public transport links.

Upon entering, you are greeted by a spacious sitting room that exudes warmth and light, thanks to the uPVC French doors that open into the well-maintained rear garden. This inviting space is perfect for relaxation and entertaining, with ample room for a comfortable suite and the potential for a dining table. Adjacent to the sitting room, the kitchen is equipped with a range of integrated appliances, making it a delightful space for culinary pursuits. A convenient ground floor W.C. adds to the practicality of the layout.

The first floor comprises three well-proportioned bedrooms, each designed with comfort in mind. The larger bedroom benefits from an en-suite shower room, while all bedrooms have access to the main family bathroom, ensuring ample facilities for family and guests.

The rear garden is fully enclosed and thoughtfully landscaped with planting borders and an artificial lawn, providing a low-maintenance outdoor space to enjoy. Additionally, the property benefits from two allocated parking spaces located at the rear, enhancing the convenience of this lovely home.

This property is an excellent opportunity for those seeking a modern, well-appointed residence in a desirable location. With its spacious interiors and outdoor charm, it is sure to appeal to families and professionals alike.

## Entrance Hall

UPVC front door, LVT flooring underfoot, radiator, access to all rooms.

## Cloakroom

Low level WC, sink unit, radiator, double glazed window to front aspect.

## Kitchen / Breakfast room

Vinyl flooring, a range of base and wall units with integrated appliances such as a dishwasher, washing machine and fridge freezer and a electric oven and gas hob, sink unit with drainer, all complete with rolled edged work surfaces along with a double glazed window to front and radiator.

## Sitting Room

Carpeted flooring, understairs storage cupboard, radiator, doubled glazed window to rear along with a set French doors allowing access to the rear aspect.

## Landing

Carpeted flooring, radiator, airing cupboard, access to all rooms., double glazed window to side aspect.

## Bedroom One

Carpeted flooring, radiator, double glazed window to rear aspect, access into en-suite.

## En-suite

Vinyl flooring, sink unit, low level WC, shower with tiled splashbacks. radiator.

## bedroom Two

Carpeted flooring, radiator, double glazed window to front aspect.



### Bedroom Three

Carpeted flooring, radiator, built in wardrobe, double glazed window to rear aspect

### Bathroom

Vinyl flooring, WC, Sink unit, panelled bath with shower over, tiled splash backs, double glazed window to front.

### Outside

The front of the property is landscaped with artificial grass laid along with a pathway leading to the front door and is enclosed by a low level timber picket fence. The rear of the property is laid to lawn with a patio area which is enclosed by timber fencing and has access to a shed which is to the side of the property, also benefits from a timber gate allowing access to the rear allocated parking spaces.







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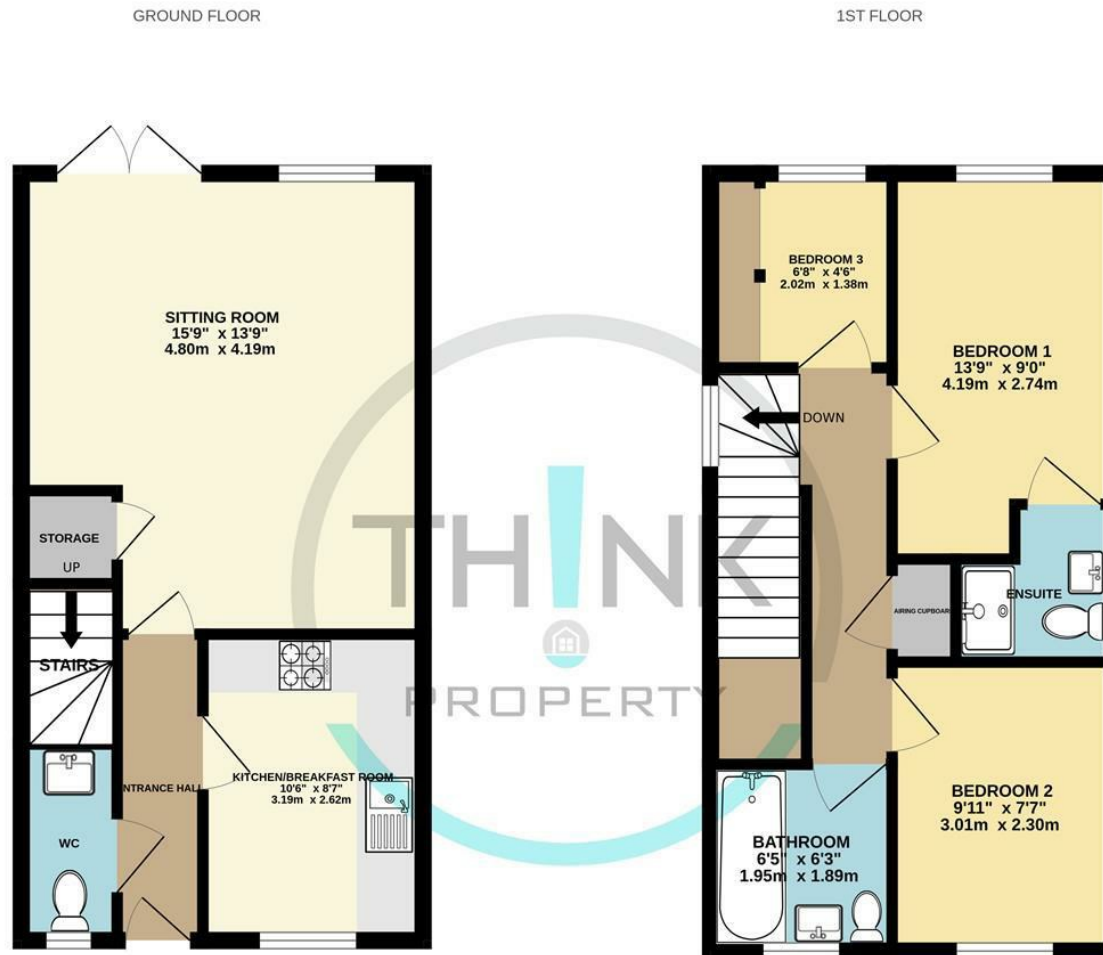
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01603 338433

[norwich@thinkproperty.ltd](mailto:norwich@thinkproperty.ltd)  
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Council Tax Band

C



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		91
(81-91) B	77	
(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.

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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