

FREEHOLD



House - Townhouse

# 5 WILDERNESS ROAD, COSTESSEY, NORWICH, NR8 5GJ

Price Guide

## £235,000

### FEATURES

- THREE BEDROOMS
- MODERN TOWNHOUSE
- GENEROUS ACCOMMODATION THROUGHOUT
- THREE BATHROOMS
- GROUND FLOOR KITCHEN/DINING AREA
- PARKING & ENCLOSED COURTYARD



# 3 Bedroom House - Townhouse located in Norwich

Nestled in the desirable area of Wilderness Road, Costessey, Norwich, this modern three-storey townhouse offers a perfect blend of comfort and contemporary living. With three well-appointed bedrooms and three bathrooms, this property is ideal for families or those seeking extra space.

Upon entering, you are welcomed by a spacious entrance hall that leads to a stylish kitchen and dining room, perfect for entertaining guests or enjoying family meals. The ground floor also features a convenient cloakroom, enhancing the practicality of the home.

The first floor boasts a comfortable lounge, providing a relaxing space to unwind, along with a thoughtfully designed bedroom and a bathroom. Ascending to the second floor, you will find two further bedrooms, each with their own en-suite bathrooms, ensuring privacy and convenience for all occupants.

Outside, the property benefits from a carport, providing secure parking for one vehicle, and a low-maintenance enclosed rear garden, ideal for enjoying the outdoors without the hassle of extensive upkeep.



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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**Council Tax Band**

**C**

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>		77	81
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
<i>Not energy efficient - higher running costs</i>			
<b>England &amp; Wales</b>		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.

