



House - Semi-Detached

**27 RON HILL ROAD,  
COSTESSEY,  
NORWICH, NR8  
5GQ**

Price Guide

**£260,000**

#### FEATURES

- £260,000 - £270,000
- THREE GENEROUS BEDROOMS
- TWO BATHROOMS
- SPACIOUS KITCHEN/DINING ROOM
- TUCKED AWAY OFF THE ROAD
- ENCLOSED REAR GARDEN
- DRIVeway & GARAGE
- SEMI DETACHED HOUSE



# 3 Bedroom House - Semi-Detached located in Norwich

\*\* £260,000 - £270,000 \*\* Located on Ron Hill Road in the sought after Queen Hills area, this delightful semi-detached house presents an excellent opportunity for those seeking a comfortable family home. With no onward chain, this property is ready for you to move in and make it your own.

Upon entering, you are welcomed into a spacious entrance hall that leads to a well-appointed kitchen and dining room, perfect for family meals and entertaining guests. The inviting lounge provides a cosy space to relax, while a convenient cloakroom adds to the practicality of the ground floor.

The first floor boasts three generous bedrooms, including a master bedroom with an en suite bathroom, ensuring privacy and comfort. A further family bathroom serves the other two bedrooms, making this home ideal for families or those who enjoy having guests.

Outside, the enclosed rear garden features low-maintenance artificial grass, a hard-standing seating area, and a shingled section, creating a lovely outdoor space for relaxation and gatherings. Additionally, there is access to a single garage and driveway at the rear, providing ample parking.

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01603 338433

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

C



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		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		74	81
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.

