

FREEHOLD



House - Detached

# CORONACH CLOSE QUEENS HILLS COSTESSEY NR8 5EZ

Offers Over

## £400,000

### FEATURES

- Detached House
- Kitchen/Breakfast Room
- Three En-suites
- Tandem Garage
- Garden Room
- Overlooking the Green
- Six Bedrooms
- Sitting Room
- Parking Three Vehicles
- Motivated Sellers



# 6 Bedroom House - Detached located in Costessey

Nestled in the tranquil Coronach Close, Costessey, this remarkable detached house, built in 2011, offers an exceptional living experience for families seeking both space and comfort. Spanning an impressive 1,970 square feet, the property features six generously sized bedrooms, three of which are complemented by en-suite bathrooms, ensuring privacy and convenience for all family members.

Upon entering, you are greeted by a welcoming atmosphere that flows seamlessly through the two reception rooms, including a delightful garden room that invites natural light and offers picturesque views of the surrounding greenery. The fully fitted kitchen, equipped with modern appliances, boasts French doors that lead directly into the beautifully maintained garden, perfect for outdoor entertaining or simply enjoying a quiet moment in nature.

The property also includes a tandem garage, providing ample parking for up to four vehicles, along with additional storage space. The thoughtful layout of this home is designed to cater to the needs of a busy family, with a convenient WC located on the ground floor.

Situated in a prime location on Queens Hills, this home benefits from excellent transport links to the city, making commuting effortless. The nearby A47 and local hospital further enhance the convenience of this location. Families will appreciate the close proximity to reputable schools, ensuring that educational needs are easily met. Additionally, a variety of local amenities, including shops, restaurants, and parks, are just a stone's throw away.

This stunning property, tucked away in a peaceful mews and overlooking the heath, presents a unique opportunity to create lasting memories in a truly desirable setting. Do not miss your chance to make this exceptional house your new home.

## Entrance Hall

9'6" x 8'9"

Composite door leading into the property with UPVC double glazed side panels, karndean flooring, radiator and stairway to first floor.

## WC

6'10" x 4'2"

UPVC double glazed window to the front aspect with privacy glass, low level WC, stand alone sink basin, radiator, half tiled and karndean.

## Study/Dining Room

9'2" x 9'2"

UPVC double glazed window to the front aspect, radiator and karndean flooring.

## Kitchen

9'6" x 18'0"

UPVC double glazed window to the front aspect, French doors leading onto patio area. Fitted range of wall and base units with work tops over, stainless steel sink with drainer, fitted fridge freezer, washing machine, range cooker with gas, extractor and tiled flooring.

## Living Room

12'1" x 15'5"

UPVC double glazed French doors leading into the garden room, engineered wood flooring and radiator.

## Garden Room

8'10" x 10'9"

UPVC double glazed windows, UPVC french doors leading into patio, tiled flooring and radiator.



### First Floor Landing

UPVC double glazed window to front aspect, stairs to second floor, doors to all rooms and radiator

### Bedroom Two

32'9" 29x 6"22'11"

UPVC double glazed window to the rear aspect, carpet to floor, radiator and door to En-Suite

### En-Suite

Walk in shower, WC, stand alone sink basin and towel rail.

### Bedroom Three

32'9"6'6" x 29'6"13'1"

UPVC double glazed window to front, fitted wardrobe, radiator and door to En-Suite.

### En-Suite

Walk in shower, WC, stand alone sink basin and towel rail.

### Bedroom Four

29'6"22'11" x 22'11"9'10"

UPVC double glazed window to the front aspect, radiator and carpet to floor.

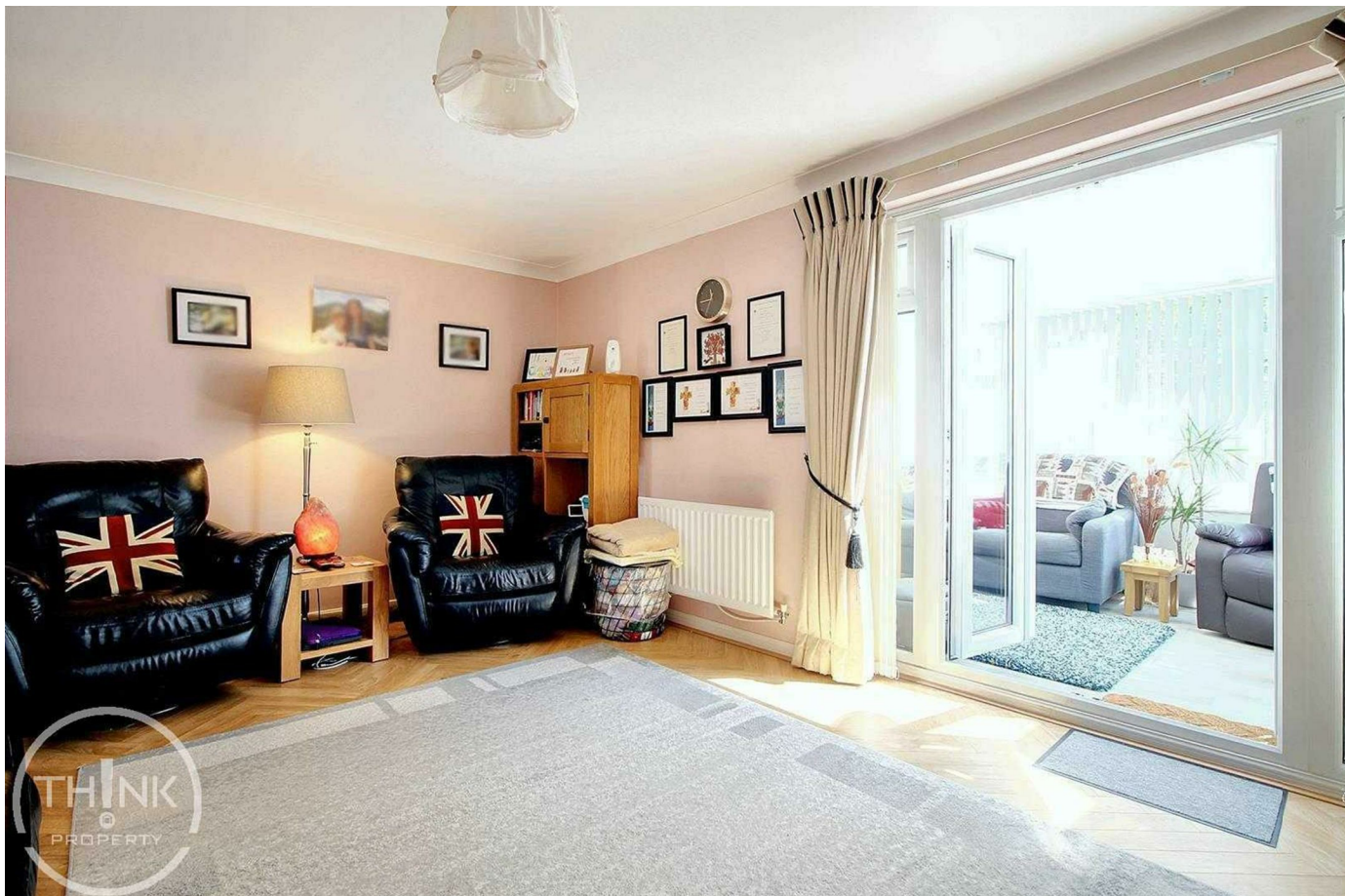
### Bedroom Five

9'3" x 8'0" '8'11"

UPVC double glazed window to the rear aspect, radiator and carpet to floor.

### Bathroom

UPVC double glazed window to the rear aspect with privacy glass, panel bath, sink basin, WC and splash back tiles.







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### Bedroom Six

19' x 9'6"

UPVC double glazed window to rear, velux to front, radiator and carpet to floor.

### Bedroom One

52'5"6'6" x 39'4"26'2"

UPVC double glazed Juliet balcony, fitted wardrobes, radiator, carpet to floor and door leading into En-Suite

### En-Suite

Double glazed velux window to rear, walk in shower, WC, wash basin and towel rail.

### Garage

101'8"26'2" x 29'6"13'1"

Attached tandem garage with electric up and over door, overhead storage space, personnel door to the garden, electric sockets and lighting.

### Outside

Driveway in front of garage for two vehicles, an addition parking space for one vehicle to the front. Side access on the right hand side through wooden gate leading round into rear garden. Enclosed rear garden mainly laid to lawn with patio area.

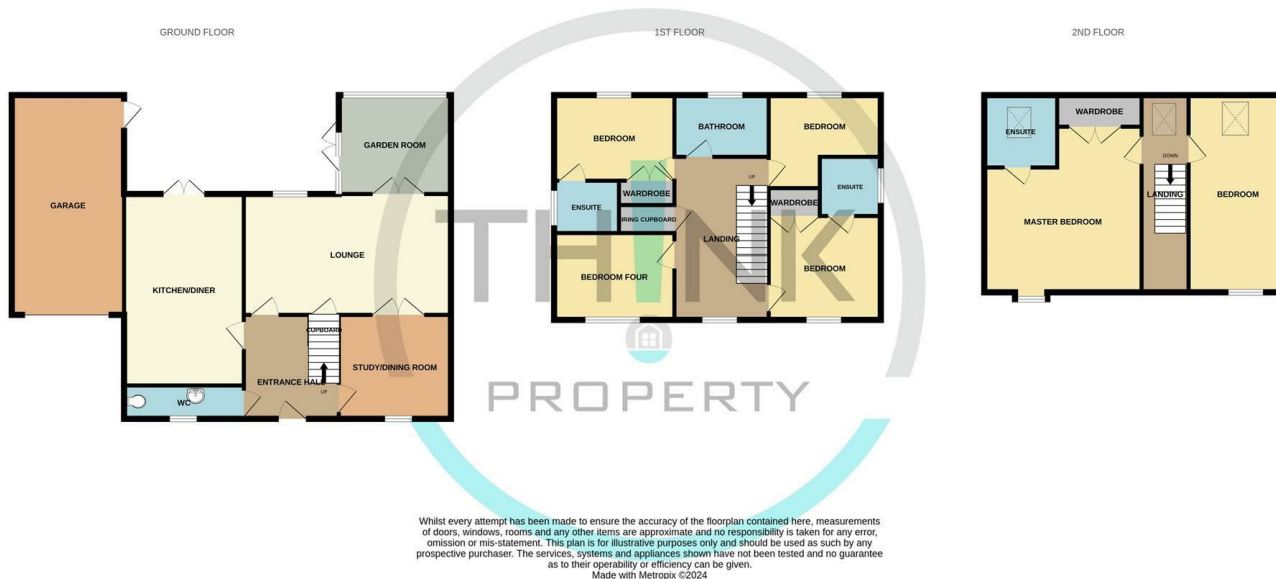


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**Council Tax Band**

E



Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i> 		76	8
<i>Not energy efficient - higher running costs</i>			
<b>England &amp; Wales</b>		<b>EU Directive</b> 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.

