



39 Allan Bedford Crescent | Costessey | Norwich

£280,000

Gilson Bailey are delighted to present this stunning three-bedroom semi-detached family home, located in the highly sought-after area of Costessey. Beautifully maintained throughout, the property offers spacious and modern living ideal for families or first-time buyers.

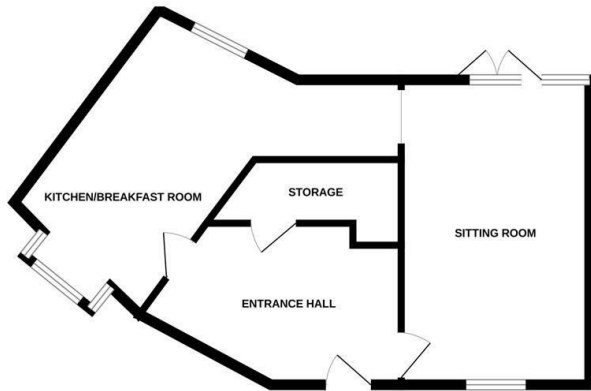
The ground floor features a welcoming entrance hall, a convenient downstairs WC, a bright and airy lounge, and a modern kitchen/dining. Upstairs, there are three bedrooms, including a master bedroom with its own en-suite shower room, as well as a family bathroom.

Outside, the property benefits from a driveway to the side, providing off-road parking and access to a brick-built garage. The enclosed rear garden is mainly laid to lawn.

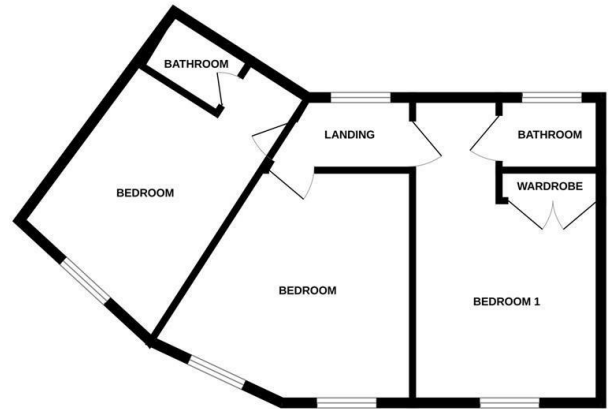
With double glazing and gas central heating throughout, this fantastic home is ready to move into and situated close to local amenities, schools and transport links. Early viewing is highly recommended.



GROUND FLOOR



1ST FLOOR



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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Location

Costessey can be found to the west of Norwich with a selection of amenities including good primary and secondary schooling, selection of shops, popular local pubs and restaurants, also good access to the University of East Anglia, University Hospital, A47 Southern Bypass and good public transport links in and out of the city centre.

Entrance

Door to Lounge, Kitchen/Dining Room, WC. Cupboard and stairs to first floor.

WC

Low level WC and hand wash basin.

Kitchen/Dining Room 19'3" x 10'7"

UPVC to the front and rear, range of base and wall mounted units, integrated oven with hob over, fridge/freezer, dishwasher and washing machine.

Lounge 16'11" x 10'5"

Opening to the kitchen/dining room, radiator, UPVC window to the front and double doors out to the garden.

First Floor Landing

Sealed unit double glazed window to the rear, doors to all bedrooms and the bathroom.

Bedroom One 16'11" x 10'7"

UPVC window, radiator and door to the ensuite.

Ensuite

Shower cubicle, low level WC, hand wash basin and UPVC window.

Bedroom Two 10'0" x 9'6"

UPVC window, radiator.

Bedroom Three 14'9" x 13'3"

UPVC window, radiator.

Bathroom

Low level WC, hand wash basin, panel bath with shower over and UPVC window.

Outside

To the front there is a pathway with driveway to the side leading to the bloc garage.

To the rear, laid to lawn enclosed garden.

Tenure

Freehold

Local Authority

South Norfolk District Council - Tax Band C

Utilities

Ultrafast Broadband Available.

Mains Water, Gas, Electricity and Sewerage.



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		94
(81-91) B	83	
(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	

Local Authority

South Norfolk District Council - Tax Band C

Tenure

Freehold

Please note that we have not tested any apparatus, equipment, fixtures, fittings or services and as so cannot verify that they are in working order or fit for their purpose. Gilson Bailey cannot guarantee the accuracy of the information provided. This is provided as a guide to the property and an inspection of the property is recommended.

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