

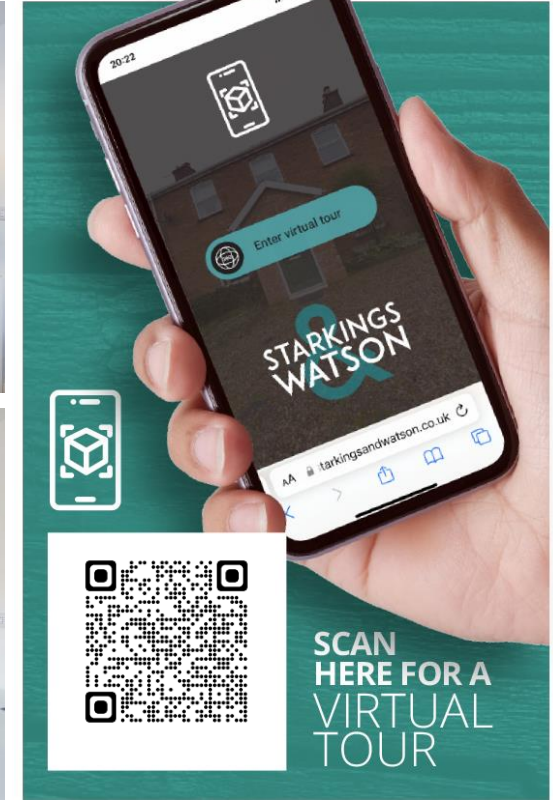
TEAL DRIVE

Queens Hill, Norwich NR8 5FQ

Freehold | Energy Efficiency Rating : C

To arrange an accompanied viewing please pop in or call us on 01603 336446

FOR SALE PROPERTY



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- Cul-De-Sac Setting
- Detached Family Home
- Generous Garden with Decking & Lawn
- Hall Entrance with W.C
- Sitting room with Wood Effect Flooring
- Kitchen/Dining Room
- Three Bedrooms
- En Suite & Family Bathroom

IN SUMMARY

TUCKED AWAY on a no through road, this DETACHED FAMILY HOME offers fantastic setting with PARKING just outside the front door for two vehicles, along with a GREAT SIZED REAR GARDEN which includes a large storage shed to the side of the property. The inside is presented in IMPECCABLE CONDITION, including a hall entrance with W.C, SITTING ROOM with WOOD EFFECT FLOORING and a useful storage cupboard under the stairs. The kitchen/dining room is to the rear, with a MODERN RANGE of units including APPLIANCES, an INDUCTION HOB and FRENCH DOORS to the rear garden. The upstairs includes THREE BEDROOMS with an EN SUITE which is completed with CONTRASTING TILING for a modern and contemporary finish. The FAMILY BATHROOM is equally stylish with a SHOWER over the bath. The garden has been LANDSCAPED with a PATIO and DECKED SEATING area.

SETTING THE SCENE

Situated on a no through road, brick weave parking can be found to front, with a low maintenance

frontage, and gated side access. With no parking directly opposite, the property enjoys an open and bright frontage.

THE GRAND TOUR

With a composite entrance door to front, access leads to both the sitting room and W.C. Low maintenance wood effect flooring runs through the ground floor. The W.C includes a white two piece suite with tiled splash backs and space for coats. The sitting room is a generous size, with the stairs to one side and useful storage below. A door leads into the kitchen/dining room, with ample room for a table, and great natural light from both the rear window and French doors. An L-shape arrangement of kitchen cupboards is finished with a contrasting wood effect work surface, along with an induction hob and electric oven. The fridge freezer, dishwasher and washing machine are all integrated, whilst the boiler is concealed behind a cupboard. Upstairs, the landing is finished with a bright white décor and an exposed wood hand rail. Doors lead off to three bedrooms, with the main bedroom to the front - including a built-in wardrobe and en suite shower room. The en suite offers two types of contrasting tiles, with a shower cubicle and tiled flooring. The other two bedrooms are to the rear - the smaller including built-in storage. The family bathroom includes a shower over the bath with a glazed shower screen, along with two types of tiling for a contemporary finish.

THE GREAT OUTDOORS

The rear garden is landscaped with a main lawn,



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adjacent to a long timber decked seating area - created to enjoy the afternoon sun. Enclosed with timber panelled fencing, a slate bed can be found to one side, with a patio path, side gated access and useful storage shed to the side of the property.

OUT & ABOUT

The development of Queens Hill is located on the fringes of Costessey. Local schooling is located within walking distance, and a regular bus link into Norwich City centre is provided. The nearby Longwater Retail Park offers a fantastic range of shops and supermarket, whilst the A47 leads to Norwich and the A11.

FIND US

Postcode : NR8 5FQ

What3Words : ///swan.insolvent.kite

VIRTUAL TOUR

View our virtual tour for a full 360 degree of the interior of the property.

Disclaimer: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate 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.

Price:



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GIRAFFE 360
 While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Excluding balconies and terraces

Approximate total area^m
 739.32 ft²
 68.69 m²

