

ARLINGTON
PARK



8 Fairway

Costessey, Norwich, NR8 5EU

Asking Price £325,000



5 3 2 C

This 5 Bed fully redecorated property in Queens Hills offers four double bedrooms, a single and two with en-suite and a family bathrooms as well as off-street parking for two vehicles plus a detached garage. A welcoming entrance leads to a living room opening onto a rear garden, a modern kitchen with integrated appliances, and a study with abundant natural light, making it ideal for families seeking comfort and convenience.

- 5 Bedrooms
- 2 Ensuites
- Off-street parking for two plus a detached garage
- GFCH
- NO ONWARD CHAIN



****NO ONWARD CHAIN - Spacious & Well-Presented 5-Bedroom Home– Queens Hills****

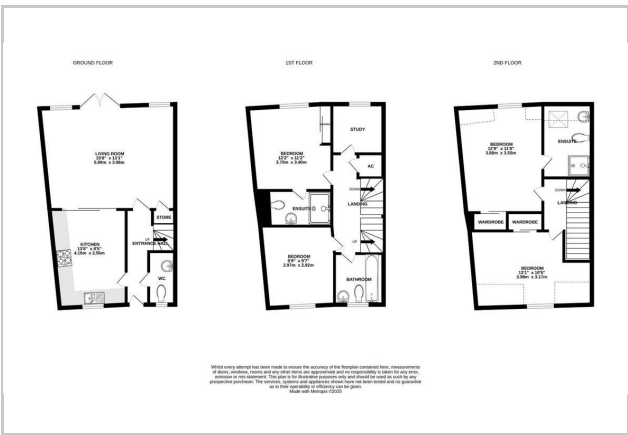
This family home in the desirable Queens Hills area has been recently redecorated throughout. With four double bedrooms, including two with en-suite bathrooms and a single this property offers a comfortable and convenient living space. Off-street parking for two vehicles plus a detached garage

On the ground floor, you are greeted by a welcoming entrance hall leading to a neat cloakroom with a low-level WC and wash hand basin. The living room features French doors that open out onto the rear garden, creating a bright and inviting space. The well-equipped kitchen comes complete with a range of wall and base units, a drainer sink, integrated fridge freezer, an oven with a gas hob and extractor hood, and a window to the front.

Moving to the first floor, Bedroom One is a double room with two rear-facing windows and its own en-suite shower room. Bedroom Two, also a double, benefits from a front-facing window. There is a single bedroom/study on this floor looking out to the rear. A family bathroom on this level includes a bath, a low-level WC, and a wash hand basin.

The second floor comprises two more double bedrooms. Bedroom Three offers a rear aspect window and an en-suite that features a shower, a low-level WC, and a wash hand basin. Bedroom Four enjoys a front-facing window, providing a pleasant and light-filled retreat.

This property is perfect for a family seeking a stylish, comfortable living environment in a fantastic location.



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		86
(81-91) B	77	
(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	