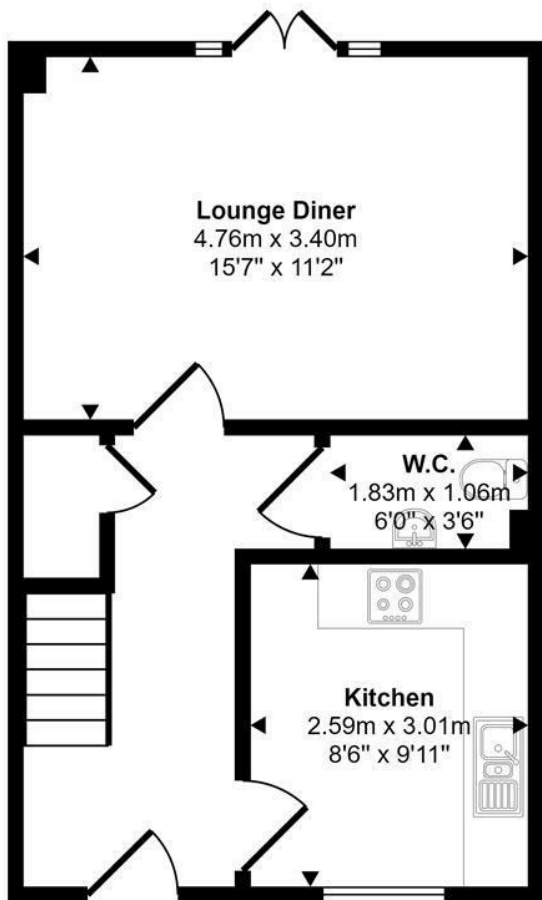




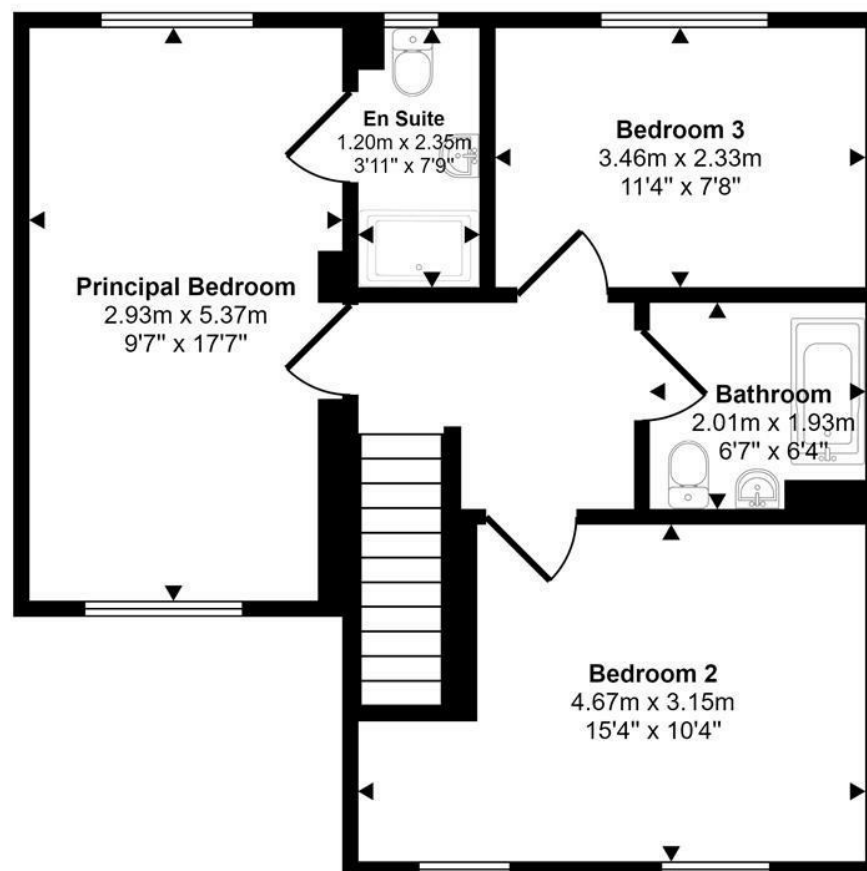
Peter Pulling Drive | Costessey | NR8
 Guide Price £250,000

abbotFox

Approx Gross Internal Area
 90 sq m / 968 sq ft



Ground Floor
 Approx 37 sq m / 396 sq ft



First Floor
 Approx 53 sq m / 571 sq ft

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			90
(81-91) B		79	
(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	

Disclaimer – In accordance with the Property Misdescriptions Act, the company gives notice that all descriptions, references to condition, necessary permissions for use and other details are given in good faith and believed to be correct, but any intending lessees do not rely on them as statements of fact, but must satisfy themselves by inspection or other means, as to their accuracy.



abbotFox presents this generously proportioned, three bedroom family home. Set on the popular Queens Hills development of Costessey, this home is ideally located within easy reach of the local school and shops.

The accommodation comprises: an inviting entrance hall, cloakroom, kitchen and lounge diner to the ground floor, with three generous bedrooms, en-suite shower room and family bathroom to the first floor. Externally, the property offers ample off road parking to the front with the additional benefit of a carport, and an enclosed, private rear garden.

Having been well maintained by the current owners since its construction, this is an ideal opportunity for any first time buyer or young family. An internal viewing comes highly recommended.

Guide price £250,000 - £260,000

