

FREEHOLD



House - Detached

# BAHRAM ROAD QUEENS HILLS COSTESSEY NORWICH NR8 5EY

Price Guide

# £340,000

## FEATURES

- Detached Family Home
- Two Ensuites
- Undercover Seating Area
- Garage
- Opposite Woodland
- Four Bedrooms
- Kitchen/Breakfast Room
- Study
- Corner Plot
- Tucked Away



# 4 Bedroom Detached Home - Located in Costessey

## Description

Welcome to Bahram Road, Queens Hills Costessey - a great location for this stunning detached family home. This property boasts not only a prime location but also ample space with its two reception rooms and four bedrooms, making it an ideal choice for a growing family.

This property offers modern amenities and a well-thought-out design, providing a comfortable living space. The house is beautifully presented throughout, ensuring a warm and inviting atmosphere from the moment you step inside.

One of the highlights of this property is the woodland views it offers, providing a serene and picturesque backdrop for your daily life. Imagine waking up to the sight of lush greenery and hearing the soothing sounds of nature right from your own home.

The four bedrooms, two of which are ensuite, offer plenty of space for the whole family to relax and unwind. The corner plot location not only provides additional privacy but also gives you more outdoor space to enjoy, whether it's for gardening, entertaining, or simply soaking up the sun.

If you are looking for a detached family home that combines modern comfort with a touch of nature, this property on Bahram Road is the perfect choice. Don't miss out on the opportunity to make this house your home and enjoy the best of both worlds - a peaceful retreat with easy access to all the amenities Queens Hills has to offer.

## Entrance Hall

Sealed unit double glazed door to entrance hall, stairs to the first floor,

Cupboard downstairs, doors to the sitting room, dining room, kitchen and downstairs wc.

## Downstairs Wc

Sealed unit double glazed window to the side, wc and vanity wash hand basin. Tiled back splash

## Sitting Room

15'6 x 12'1

Sealed unit double glazed doors and windows out to the rear garden, radiator and double glass panelled doors through to the dining room.

## Dining Room

9'3 x 9'4

Sealed unit double glazed window to the front, radiator and double glazed panel doors to the sitting room.

## Kitchen/Breakfast Room

10'11 x 12'0

Sealed unit double glazed window and door to the rear. Range of base and wall mounted units, under cupboard mood lighting, tiled back splash, sink unit, integrated appliances to include, five ring gas hob,, oven with extractor fan over. Space and plumbing for washing machine and space for fridge freezer. Tall radiator.

## Study

9'9 max xx 5'8 max

Sealed unit double glazed windows to the side and radiator. This room had been converted to a utility room and still has plumbing if you wanted to use it again in this way. This also has dedicated Fibre (FTTP) installed so handy for working from home.

### Landing

Doors to all rooms.

### Principal Bedroom

9'7 x 12'6

Sealed unit double glazed double doors opening to a Juliet balcony, radiator and door to the ensuite.

### Ensuite Shower Room

Sealed unit double glazed window to the front, shower cubicle, wash hand basin and wc. Tiled back splash. Towel rail.

### Bedroom Two

9'3 x 8'9

Sealed unit double glazed double doors to the Juliet balcony. Radiator and door to the ensuite.

### Ensuite Shower Room

Sealed unit double glazed window to the side, shower cubicle, wash hand basin and wc. Tiled back splash and towel rail.

### Bedroom Three

9'9 x 7'7

Sealed unit double glazed window to the rear, radiator.

### Bedroom Four

9'0 x 7'0

Sealed unit double glazed window to the rear, radiator.





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### Family Bathroom

Sealed unit double glazed window to the rear, panel bath with screen and shower over. Wash hand basin, wc and tiled back splash, Towel rail.

### Outside

A fabulous corner plot with wrap round garden to the front and side. Path to the front and gated access to the rear garden. Driveway leading to the garage 9'4 x 18'3.

The rear garden is a really great space with a large undercover seating area, patio, path down to the garage. Good sized lawned area, planted borders and fully enclosed by walling and fencing. This really is a unique designed garden ideal for the summer days ahead.



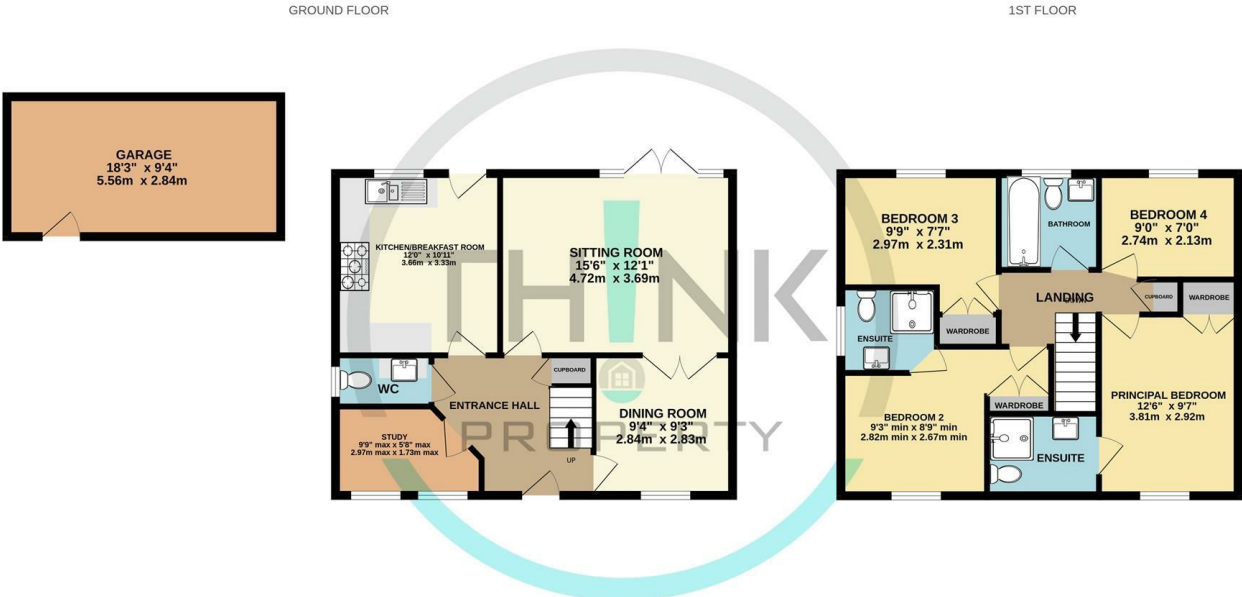
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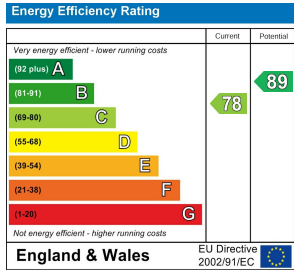
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