

House - Semi-Detached

FREEHOLD



BRIAN MCCARTER GARDENS QUEENS HILLS COSTESSEY NR8 5GY

Offers In The Region Of
£260,000

FEATURES

- Semi Detached House
- Spacious Kitchen/Dining Room
- Downstairs Wc
- Family Bathroom
- Alocated Parking
- Three Bedrooms
- Generous Sitting Room
- Ensuite
- Landscaped Rear Garden
- Car Port Parking



3 Bedroom House - Semi-Detached located in Norwich

Entrance Hall

Sealed unit double glazed entrance door to front, radiator, stairs to first floor, karndeane flooring and doors to all rooms.

WC

Double glazed window to the side. Hand wash basin, WC, radiator, karndeane flooring.

Sitting Room

17'8" x 10'9"

Double glazed French-style doors to garden, radiator, karndeane flooring, double glazed window to front.

Kitchen/Diner

17'8" x 10'9"

Fitted base units with worktops, range of fitted wall units, integrated electric oven with gas hob and extractor fan, storage cupboard, radiator, karndeane flooring and spotlights. Sink unit, integrated fridge freezer, washing machine and dishwasher, double glazed windows to side and rear and door leading to garden.

Landing

Radiator, carpeted floor, double glazed window to rear and doors to all rooms.

Bedroom 1

15'9" x 10'6"

Integrated wardrobe, door to en-suite bathroom, radiator and double glazed window to front.

En-suite

Shower cubicle, hand wash basin, WC, tiled floor, spotlights, radiator, extractor fan and double glazed windows to front and side.

Bedroom 2

14'0" x 12'7"

Double glazed window to the front. Airing cupboard, radiator.

Bedroom 3

7'4" x 7'7"

Double glazed window to the front, Radiator.

Bathroom

Double glazed window to front, Shower over bath with glass panel, hand wash basin, WC, radiator, extractor fan, tiled floor, spotlights.

Outside

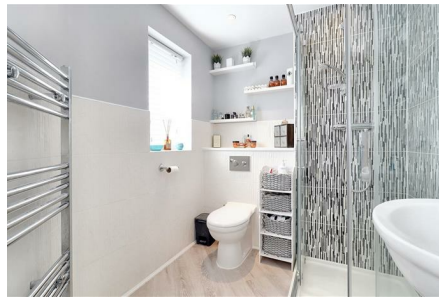
Enclosed garden to rear with artificial grass, landscaping, decked seating area, shed and gate to side. One under-cover car port parking space and one allocated off-road parking space to rear.



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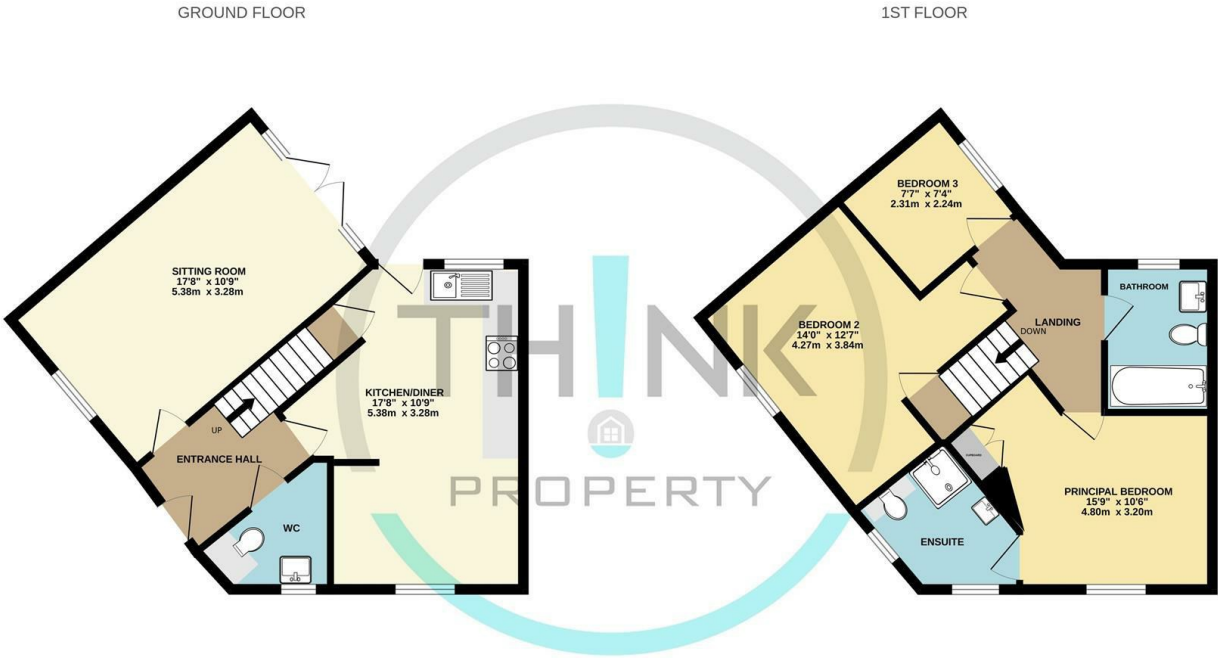
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Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan 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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Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) A			91
(81-91) B		81	
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
<i>Not energy efficient - higher running costs</i>			
England & Wales		EU Directive 2002/91/EC	

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

