

FREEHOLD



House - Detached

WAXWING WAY QUEENS HILLS COSTESSEY NORWICH NR8 5GA

Price Guide

£375,000

FEATURES

- Stunning Detached
- Landscaped Gardens
- Four Bedrooms
- Ensuite
- Fantastic Kitchen
- Entertainment Area
- Luxury Feel
- Family Bathroom
- Garage
- Driveway



4 Bedroom House - Detached located in Costessey

Description

Welcome to this stunning detached house located on Waxwing Way in the desirable area of Queens Hills, Costessey, Norwich. This fabulous property boasts four bedrooms, making it perfect for a growing family or those in need of extra space.

As you step inside, you'll be greeted off the hall by a beautifully upgraded kitchen with an entertainment area, ideal for hosting friends and family gatherings. The property features generous sitting room, study and downstairs cloakroom, two bathrooms, ensuring convenience for all residents.

One of the highlights of this home is its corner plot location, offering privacy and a sense of exclusivity. The landscaped rear garden is a true gem, providing a tranquil outdoor space to relax and unwind. Parking is always a breeze with space for two vehicles, making coming home after a long day out a stress-free experience.

Don't miss the opportunity to make this house your home. With its four bedrooms, upgraded kitchen, and fabulous front and rear gardens, this property on Waxwing Way is sure to impress even the most discerning buyer.

Entrance Hall

Sealed unit double glazed door to the front, radiator, understairs cupboard, door to the cloakroom. Doors to the sitting room, study and kitchen/breakfast/dining room.

Downstairs Cloakroom

Sealed unit double glazed window to the front, wc and wash hand basin.

Sitting Room

14'7 x 14'9

Sealed unit double glazed windows to the front, double glazed French style doors out to the beautiful garden. Fireplace and radiator.

Kitchen/Breakfast/Dining

11'3 x 22'3

Sealed unit double glazed window to both sides along with double opening French door to the fabulous rear garden. Full range of base and wall mounted units, quartz worksurface and upstands. Integrated appliances to include, hob, oven and extractor, fridge freezer, washing machine and dishwasher and don't forget the all important wine cooler. This fantastic room has had further major upgrades at the entertaining end of this fabulous room. A unique oversize corner banquette area with built in entertainment wall, what a feature to this already impressive room.

Study/Dining Room

10'2 x 11'2

Sealed unit double glazed window to the front and radiator.

Landing

Generous landing with doors leading to all bedrooms and the bathroom. Sealed unit double glazed window to the rear.

Principal Bedroom

11'3 x 15'0

Sealed unit double glazed window to both sides. radiator, dressing area with sliding mirror door wardrobe. Door to the ensuite,

Ensuite

Sealed unit double glazed window to the side, shower cubicle, wc and wash hand basin. Towel rail.

Bedroom Two

10'2 x 15'0

Sealed unit double glazed window to the front, radiator and built in mirror doored wardrobe.

Bedroom Three

9'6 x 14'0

Sealed unit double glazed window to the front, radiator.

Bedroom Four

8'6 x 11'9

Sealed unit double glazed window to the front, radiator.





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Family Bathroom

Sealed unit double glazed window to the side, panel bath with shower over, wc and wash hand basin. Towel rail.

Outside

The owners have spared no expense on the outside of this family home. Lets start at the front with great kerb appeal the picket fence with gated entrance. Raised beds, coloured stones and granite pathway leading to the impressive entrance. The rear is just as impressive as the front and will only make you realise you want it even more. Landscaped to a high standard with sculptured porcelain sun terrace patio leading round to one side. Artificial grass leading to the raised sleeper bed with inset shrubs. further porcelain stepping stones leading down to the continuation of the high bed borders. Door to the garage 18'1 x 9'5 with electric door. Enclosed with a really private feel and ideal for the sunny summer days ahead.



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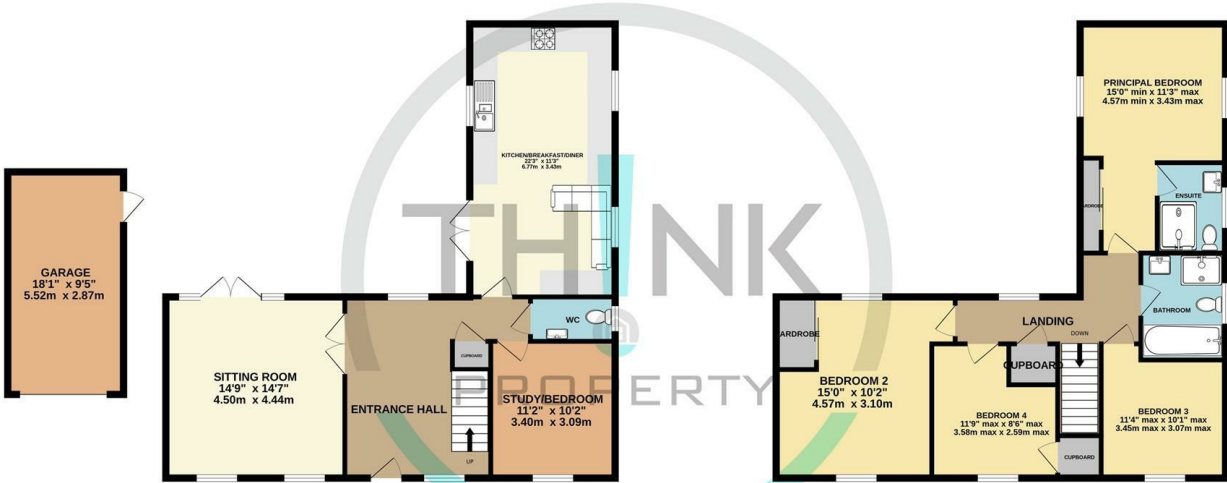
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Council Tax Band

E

GROUND FLOOR

1ST FLOOR



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
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	75	84
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.

