



House - Detached

KNAPPERS WAY QUEENS HILLS COSTESSEY NORWICH NR8 5GF

Price Guide

£425,000

FEATURES

- Substantial Detached
- Five Bedrooms
- Sitting Room
- Dining Room
- Kitchen/Breakfast
- Utility
- Cloakroom
- Two Bathrooms
- Ensuites
- Double Garage



5 Bedroom House - Detached located in Costessey

Description

Welcome to this stunning three storey property located in the desirable Knappers Way, in Queens Hills Costessey, Norwich. This substantial detached family home boasts an impressive three-storey layout, offering ample space for comfortable living.

As you step inside, you are greeted by two spacious reception rooms, perfect for entertaining guests or simply relaxing with your family. The property features five generously sized bedrooms, providing plenty of room for a growing family or accommodating guests.

With two bathrooms, including an ensuite shower room, and a convenient downstairs WC, morning routines will be a breeze in this well-equipped home. The double garage offers secure parking and additional storage space, adding to the convenience of this property.

Located in a sought-after area, close to shops, school and bus routes this home combines comfort and style, making it the perfect place to create lasting memories with your loved ones. Don't miss the opportunity to make this impressive property your new home in Norwich.

Entrance Hall

Entrance door to the front, stairs up to the first floor, radiator, doors to the sitting room, dining room, wc and the kitchen/breakfast room.

Wc

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

Sitting Room

16'1 x 12'1

Sealed unit double glazed double doors out to the rear garden, radiator.

Dining Room

11'8 x 10'4

Two sealed unit double glazed windows to the front, radiator.

Kitchen/Breakfast Room

13'6 max x 12'7 max

Sealed unit double glazed window to the rear, range of base and wall mounted units, integrated appliances to include, hob, oven, extractor fan and fridge/freezer. Sink unit, radiator and door to the utility room.

Utility Room

5'2 x 9'7

Sealed unit double glazed door to the rear garden, range of units, sink unit, space for washing machine. Wall mounted boiler in cupboard.

First Floor Landing

Stairs up to the second floor. Doors to three bedrooms and bathroom which doubles up as a guest ensuite.

Bedroom

12'0 max x 17'8 max

Sealed unit double glazed windows to the front, radiator, built in wardrobes and door to the ensuite.

Ensuite Shower room

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

Bedroom

12'0 max x 11'8 max

Sealed unit double glazed window to the rear, radiator and door to the bathroom/ensuite.

Bathroom/Guest Ensuite

Panel bath with shower over, wc and wash hand basin, splash backs.

Second Floor Landing

Skylight to stairwell, doors to two bedrooms and second bathroom.

Bedroom

12'4 x 14'4

Dormer window to the front and skylight to the rear, radiator.

Bedroom

12'3 x 14'3

Dormer window to the front, radiator and skylight to the rear.

Bathroom

Skylight to the rear, panel bath, wc and wash hand basin. Radiator.

Outside

To the front of the property there is a green, driveway through to these few properties leading to the driveway down to the double garage. The rear garden is accessed at the side by a gate, mainly laid to lawn with mature borders.





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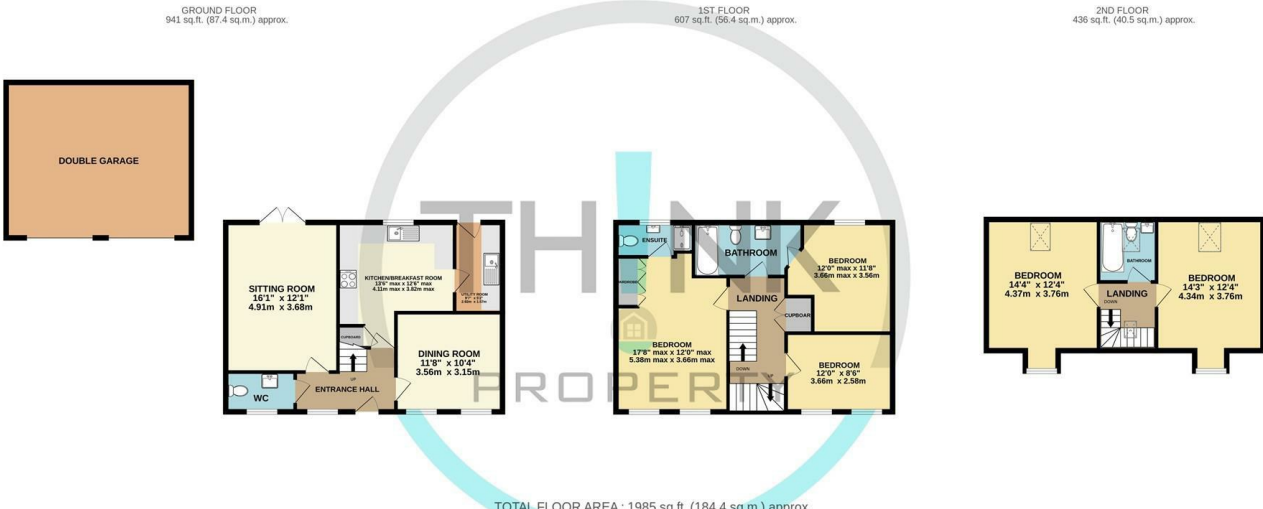
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Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan 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		
(81-91) B		
(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.

