

FREEHOLD



House - Townhouse

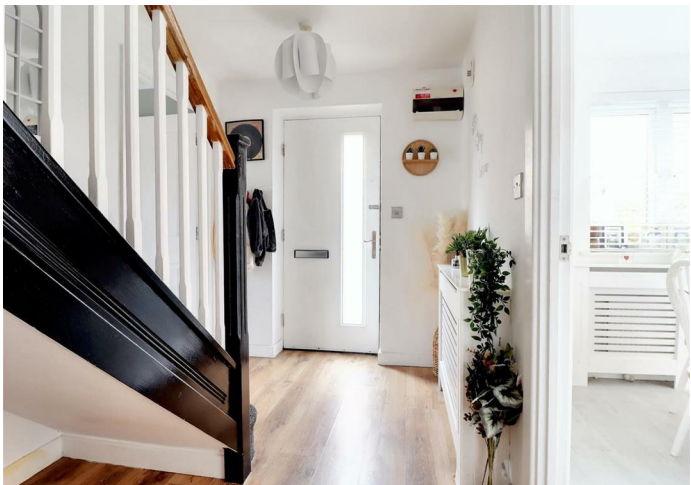
ST. SIMON CLOSE QUEENS HILLS COSTESSEY NORWICH NR8 5ES

Offers Over

£270,000

FEATURES

- Corner Town House
- Generous Throughout
- Kitchen/Diner
- Ensuite
- Landscaped Gardens
- Hall Entrance
- Sitting Room
- Three Bedrooms
- Bathroom
- Garage and Driveway



3 Bedroom House - Townhouse located in Norwich

Description

Welcome to St. Simon Close, Costessey, Norwich - a charming townhouse nestled in the popular Queens Hills development. This stunning corner property boasts three bedrooms, including an ensuite and a family bathroom, perfect for a growing family or those who love to entertain guests.

As you step inside, you'll be greeted by a hallway and through to a lovely kitchen/diner, ideal for preparing delicious meals and hosting gatherings. The property features one reception room, providing a cosy space to relax and unwind after a long day.

One of the highlights of this townhouse is its landscaped rear garden, offering a tranquil outdoor space to enjoy a morning coffee or a weekend barbecue. With parking for two vehicles, including a garage en bloc and a driveway, you'll never have to worry about finding a place to park.

Whether you're looking for a family home or a place to call your own, this property has it all. Don't miss out on the opportunity to own a piece of this sought-after neighbourhood. Contact us today to arrange a viewing and make this stunning townhouse your new home.

Entrance Hall

Double glazed entrance door to the well presented entrance hall with door to the wc, sitting room and kitchen diner with a cupboard to the end.

Wc

Wc and wash hand basin.

Sitting Room

16'0 x 10'0

Sealed unit double glazed box bay window to the side and further window to the front overlooking the green. Radiator.

Kitchen/Dining Room

15'0 x 9'5

Sealed unit double glazed window to the front and side. Sealed unit double glazed double doors out to the rear garden. Range of base and wall mounted units, inset sink unit. Integrated appliances to include hob, oven, fridge/freezer, dishwasher, wine cooler fridge and washer/dryer. Complimentary back splash tiling. Radiator.

Landing

Doors to all bedrooms and the family bathroom.

Principal Bedroom

13'0 x 8'9 min

Sealed unit double glazed window to side, radiator and door to the ensuite.

Ensuite

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

Bedroom Two

10'2 x 8'8

Sealed unit double glazed window to the front and side, radiator.

Bedroom Three

6'9 x 7'3

Sealed unit double glazed window to the side, radiator.

Family Bathroom

Beautifully presented suite comprising panel bath, wash hand basin and wc, part tiled back splash.

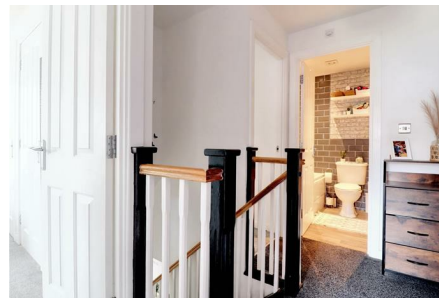
Outside.

To the front this home is very attractive with railings and double fronted entrance, mature shrubs. Enclosed landscaped rear garden which has been landscaped by the current owners to make a perfect place to entertain. Low maintenance with artificial grass, and seating area. Gate to the rear leading out to the Garage and driveway.





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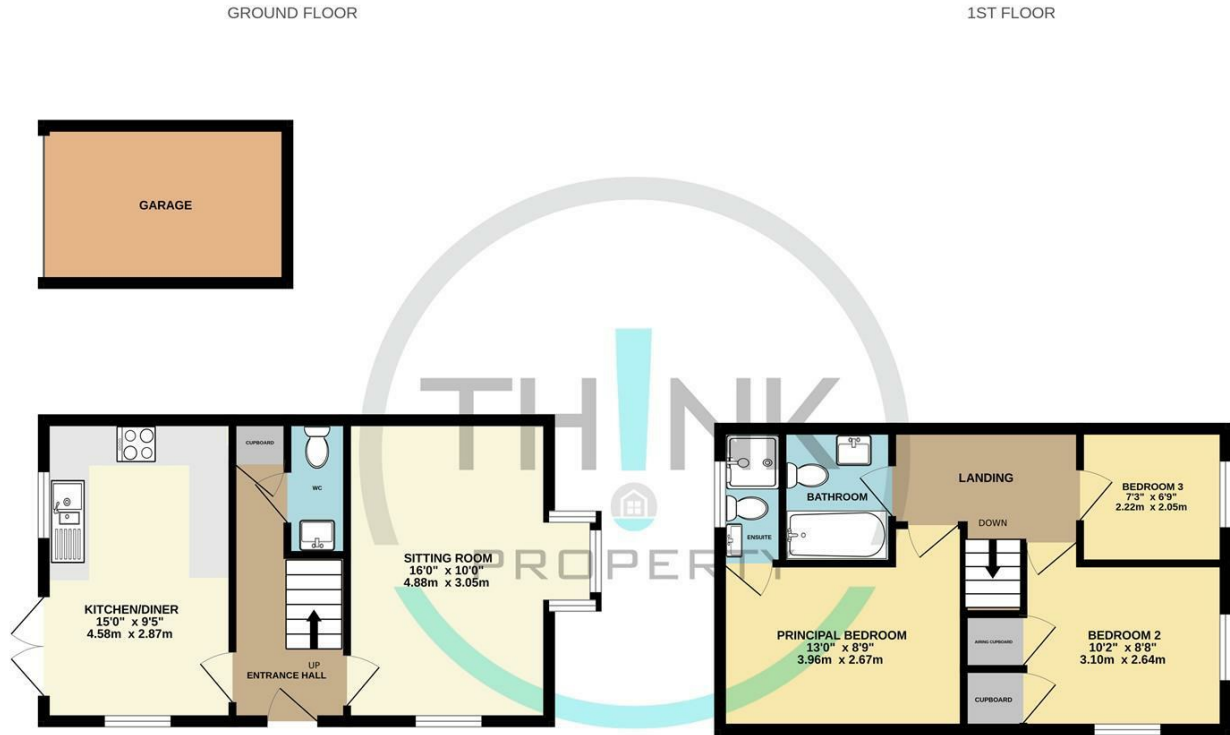
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Council Tax Band

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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.

