

FREEHOLD



House - End Terrace

ST. SIMON CLOSE COSTESSEY NORWICH NR8 5ES

Offers Over

£250,000

FEATURES

- Corner House
- Three Bedrooms
- Dining Room
- Ensuite
- Great Garden
- Immaculate Decor
- Generous Sitting room
- Downstairs Wc
- Family Bathroom
- Garage and Driveway



3 Bedroom House - End Terrace located in Costessey

Entrance Hall

Sealed unit double glazed entrance door to a good sized hall. Stairs to first floor, access to sitting room dining room, cloakroom, kitchen, radiator and tiled floor.

Cloakroom

Sealed unit double glazed window to front elevation, low level wc, wash hand basin with tiled splash back, spot lights and tiled floor.

Dining Room

12'4" min x 7'9" min

Sealed unit double glazed box bay window to front, radiator and tiled floor.

Kitchen

12'5" max x 9'4" max

Sealed unit double glazed window to rear, door to rear garden, under stairs cupboard, range of wall and base units, tiled splash backs, wood effect work top, integrated double oven, electric hob with extractor above, ceramic bowl sink, integrated dishwasher, space for washing machine, tiled floor, spot lights.

Sitting Room

20'1 max x 11'0"

Sealed unit double glazed box bay window to front elevation, radiator, sealed unit double glazed patio doors to rear garden.

First Floor Landing

Sealed unit double glazed window to rear, loft access, radiator.

Principal Bedroom

15'5" x 11'0"

Sealed unit double glazed box bay to front, range of fitted wardrobes and radiator. Door to ensuite.

Ensuite

Sealed unit double glazed obscure window to front, shower fully tiled corner shower, wash basin and vanity unit for storage, wc, radiator, tiled splash back and floor.

Bedroom Two

13'8" x 11'1"

Sealed unit double glazed box bay window to front, range of fitted wardrobes, airing cupboard, radiator.

Bedroom Three

8'4" x 7'8"

Sealed unit double glazed window to rear, fitted wardrobes, radiator.

Family Bathroom

Sealed unit double glazed window to the rear, panel bath, wc and wash hand basin with cupboards under, splash backs.

Front Garden

Low maintenance front garden access to front door, walled with inset railings.

Rear Garden

Enclosed low maintenance rear garden with patio area and pedestrian access to garage and parking, landscaped.



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Call us on
01603 338433

norwich@thinkproperty.ltd
<https://www.thinkproperty.ltd/>

Council Tax Band
C

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
<i>Very energy efficient - lower running costs</i>			
(92 plus) A			87
(81-91) B			
(69-80) C		72	
(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.

