

LEASEHOLD

Apartment

# TEAL DRIVE COSTESSEY NR8 5FQ

Price Guide

£160,000

## FEATURES

- Immaculate Home
- First Floor
- Kitchen
- Bathroom
- Apartment
- Open Plan Living
- Two Bedrooms
- Allocated Parking Space



## 2 Bedroom Apartment located in Costessey

Welcome to the sought-after development of Queens Hills, this stunning first-floor apartment on Teal Drive, Costessey, offers a delightful living experience. Built in 2009, this modern residence features a well-designed layout that is perfect for both relaxation and entertaining.

Upon entering, you are greeted by a secure communal entrance with a convenient entry phone system, leading you to your private entrance hall. The heart of the home is the beautiful open-plan living space, where the kitchen is seamlessly integrated, allowing you to engage with guests while preparing meals. This thoughtful design ensures that the space feels both spacious and connected.

The apartment boasts two comfortable bedrooms, each equipped with built-in wardrobes, providing ample storage without compromising on space. The family bathroom is tastefully appointed, offering a serene retreat for your daily routines.

Outside, you will find an allocated parking space, adding to the convenience of this lovely home. The location is particularly appealing, as it is within walking distance to a local supermarket and school and just a mile from a retail park, making everyday errands a breeze. Additionally, the surrounding area offers plenty of picturesque country walks, perfect for those who enjoy the outdoors.

This property is a fantastic opportunity for anyone looking to move into a well-maintained home in a great location. With its modern amenities and inviting atmosphere, you can simply walk in and put the kettle on, ready to enjoy your new life in Costessey.

### Communal Entrance Hall

Communal door with security entry phone system, stairs up to the upper floors.

### Entrance Hall

Entrance door to hall with doors to sitting/dining room, bedrooms and bathroom.

### Sitting/Dining Room

13'3 x 11'11

Sealed unit double glazed door to the Juliet balcony, opening to the kitchen. Radiator.

### Kitchen

8'4 x 6'11

Sealed unit double glazed window to the rear, range of base and wall mounted units, sink unit, integrated hob, oven with extractor fan over and space with plumbing for washing machine.

### Principal Bedroom

9'11 x 9'6

Sealed unit double glazed double doors to the Juliet balcony, radiator. wardrobe.

### Bedroom Two

8'6 x 6'6

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

### Bathroom

Panel bath with shower and screen, wc and vanity wash hand basin, splash backs and cupboard. Tiled floor. Radiator.

### Outside

Allocated parking space.





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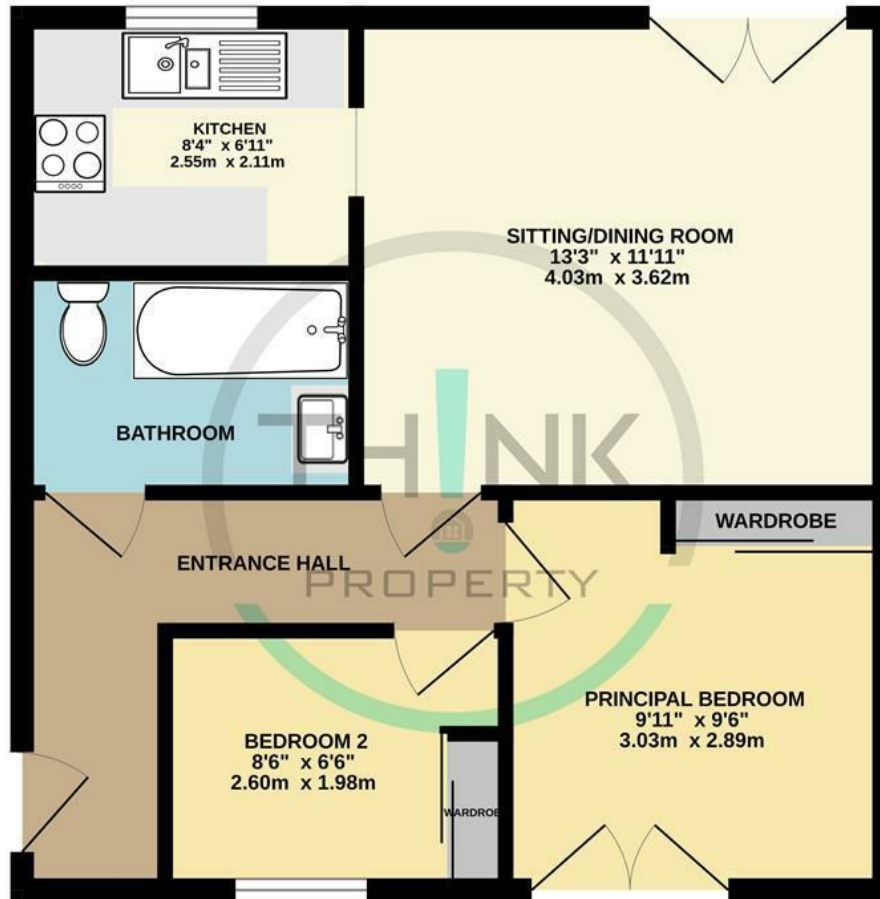
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## GROUND FLOOR



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Council Tax Band

**A**

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>	81	81
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
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.

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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