

FREEHOLD

House - Terraced

# MAGNOLIA WAY COSTESSEY NR8 5EH

Offers Over

£250,000

## FEATURES

- Terraced Townhouse
- Kitchen
- Sitting/Dining Room
- Family Bathroom
- Three Bedrooms
- Utility Room
- Ensuite
- Parking



# 3 Bedroom House - Terraced located in Costessey

Welcome to the desirable area of Queens Hills on Magnolia Way, Costessey, this charming terraced house offers a perfect blend of modern living and family comfort. This three-storey home provides ample space for a growing family.

Upon entering, you are greeted by a welcoming entrance hall that leads to a versatile playroom, or study and a bedroom, along with a convenient utility room on the ground floor. Ascend to the first floor, where you will find a spacious sitting room, ideal for relaxation, and a well-appointed kitchen/diner, perfect for family meals and entertaining. A shower room on this level adds to the practicality of the home.

The second floor boasts two generously sized bedrooms, both featuring en-suite facilities, ensuring privacy and comfort for family members or guests. Additionally, a family bathroom on this level caters to the needs of the household.

Outside, the property benefits from a designated parking space at the front, while the well-maintained garden offers a lovely lawned area, a patio for outdoor dining, and attractive borders, all enclosed for added privacy.

Conveniently located, this home is just a stone's throw from local amenities, including a supermarket and a school, with a retail park only a mile away. Excellent road links to the A47 provide easy access to the University and the Norfolk and Norwich Hospital, making this property an ideal choice for families and professionals alike. This delightful home is not to be missed.

## Entrance Hall

Entrance door, stairs to the first floor and wc garage, bedroom and the utility.

## Wc

Wc and wash hand basin with shower.

## Utility Room

9'5 x 7'7

Sealed unit double glazed window to rear, space and plumbing for washing machine, space for tumble dryer, wall mounted gas boiler.

## Study

9'5 x 9'5

You will be able to turn this room back to a garage if that what you require instead.

## Bedroom

9'6 x 8'6

Sealed unit double glazed patio doors to the rear garden. Radiator.

## First Floor

Airing cupboard doors to the sitting room, wc, kitchen/diner and stairs to the second floor.

## Sitting Room

16'7 x 10'3

Sealed unit double glazed window and radiator.

## Kitchen/Dining Room

12'7 x 9'11

Sealed unit double glazed window to the front, range of base and wall mounted units, sink unit, integrated hob, oven with extractor over, fridge/freezer, dishwasher and space for washing machine.

## Wc

Wash hand basin and wc.



### Second floor

Doors to both bedrooms and the bathroom.

### Principal Bedroom

13'0 x 11'3

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

### Ensuite

Just installed a new shower cubicle which is very modern, wc and wash hand basin and new flooring.

### Bedroom

10'6 x 10'3

Sealed unit double glazed window to the rear and radiator.

### Family Bathroom

Sealed unit double glazed window to the rear, panel bath, wc and wash hand basin and radiator.

### Outside

Path and drive to the front. The rear garden is enclosed, with patio area, lawned with top sun terrace.







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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
Very energy efficient - lower running costs		
(92 plus) A		88
(81-91) B		
(69-80) C	76	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
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.

