

FREEHOLD

House - End Terrace

RON HILL ROAD QUEENS HILLS COSTESSEY NR8 5GQ

Offers In Excess Of

£230,000

FEATURES

- End Terrace
- Entrance Hall
- Kitchen
- Bathroom
- Parking Spaces
- Three Bedrooms
- Wc
- Sitting/Dining Room
- Landscaped Garden
- Call To View



3 Bedroom House - End Terrace located in Costessey

Welcome to the sought-after Queens Hills development on Ron Hill Road, this charming end-terrace house, built in 2014, presents an excellent opportunity for first-time buyers or young families. The property is well presented and offers a welcoming entrance hall that leads into a spacious sitting and dining room, perfect for both relaxation and entertaining. The modern kitchen is conveniently located, alongside a practical WC for guests.

On the first floor, you will find three well-proportioned bedrooms, providing ample space for family living, along with a family bathroom that caters to all your needs. The property boasts a delightful front garden, enclosed by a picket fence and gate, creating a warm and inviting entrance. The rear garden is a landscaped haven, featuring low-maintenance artificial grass and a dividing planter, ideal for enjoying outdoor activities or simply unwinding in a tranquil setting.

Additionally, the property benefits from two allocated parking spaces at the rear, ensuring convenience for residents. Its prime location offers easy access to local shops, schools, and the nearby retail park, making daily errands a breeze. Furthermore, the A47, hospital, and the University of East Anglia are all within close proximity, enhancing the appeal of this lovely home.

This well-appointed end-terrace house is not just a property; it is a fantastic starter home that promises comfort and convenience in a vibrant community. Do not miss the chance to make this delightful residence your own.

Entrance Hall

Entrance door, stairs to first floor, doors to wc, kitchen and sitting/dining room.

Wc

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

Kitchen

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

Sitting/Dining Room

15'0 max x 14'3 max

Sealed unit double glazed window to the rear along with double doors to the garden. Cupboard.

Landing

Doors to airing cupboard, doors to all bedrooms and the bathroom.

Principal Bedroom

13'5 x 7'7

Sealed unit double glazed window to the rear and radiator.

Bedroom Two

11'7 x 8'4

Sealed unit double glazed window to the front and radiator.

Bedroom Three

7'3 x 6'7

Sealed unit double glazed window to the rear, panelling to wall and radiator.

Bathroom

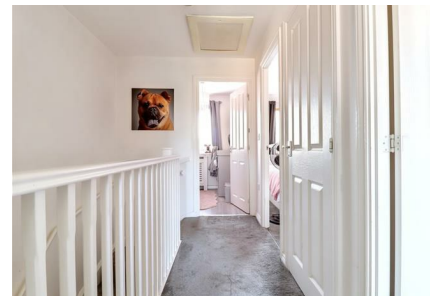
Sealed unit double glaze window to the front, panel bath with screen and shower over, wc and wash hand basin. Radiator.

Outside

To the front there is a garden enclosed by picket gate and fencing. Rear vehicular access to the two allocated parking spaces. The rear garden is enclosed and landscaped, raised patio area with central planter, pathway down to the artificial grassed garden, with decking area and gate out to the rear parking.

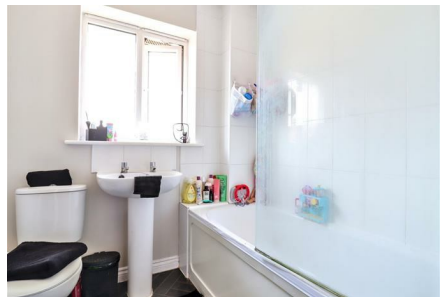
Agents Note

Please note there is an annual service charge of £172.22 which was paid for 1st Jan to 31st December 2025





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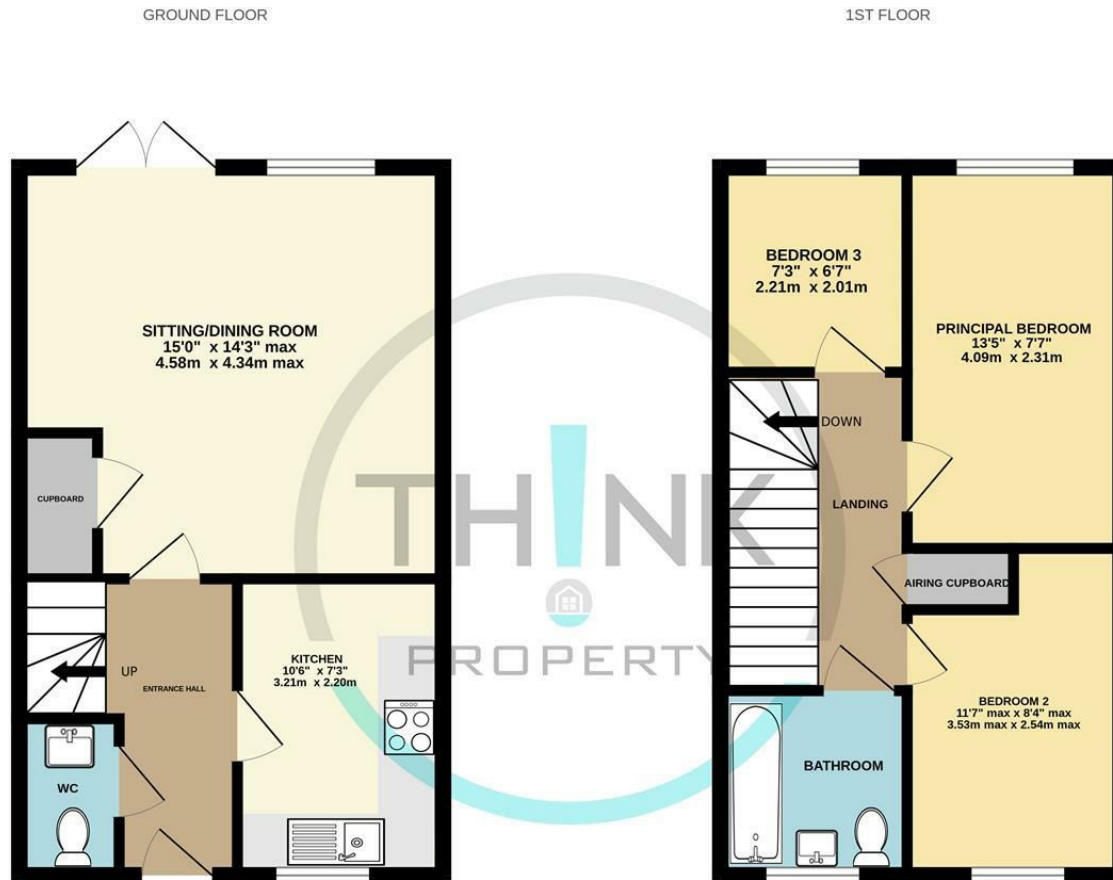
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Council Tax Band

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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
Very energy efficient - lower running costs		
(92 plus) A		91
(81-91) B	79	
(69-80) C		
(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.

