

FREEHOLD



House - Townhouse

12 SILVO ROAD, QUEEN'S HILLS, NR8 5EL

Price Guide

£250,000

FEATURES

- Three Storey
- Four Bedrooms
- Kitchen
- Ensuite and Dressing Room
- Garage En Bloc
- Townhouse
- Sitting/Dining
- Wc
- Landscaped Garden
- No Chain



4 Bedroom House - Townhouse located in Queen's Hills

Welcome to the sought-after development of Queens Hills in Costessey, this beautifully presented four-bedroom townhouse offers a perfect blend of modern living and comfort. Built in 2009, the property boasts a welcoming entrance hall that leads to a convenient WC, a well-appointed kitchen, and a spacious sitting/dining room. The full-width sitting/dining area features double doors that open out to the rear garden, creating an ideal space for entertaining and enjoying the warm summer days ahead.

The first floor comprises three generously sized bedrooms, complemented by a family bathroom, making it perfect for family living. Ascend to the top floor, where you will find the principal suite, complete with a dressing room and an ensuite shower room, providing a private retreat for relaxation.

The landscaped rear garden is truly a standout feature, designed for easy maintenance with its attractive patios and lawned areas, along with a further side garden that enhances the outdoor space. This fabulous home is perfect for summer gatherings and outdoor enjoyment. Additionally, the property includes parking with a garage at the rear, adding to the convenience of this delightful townhouse.

With no onward chain, this property is ready for its new owner to move in and enjoy. Don't miss the opportunity to make this charming townhouse your new home in Costessey.

Entrance Hall

Sealed unit double glazed door to the front, radiator , stairs to the first floor, doors to the sitting/dining room and kitchen.

WC

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

Kitchen

12'8" x 6'2"

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 and washing machine.

Sitting Room/Diner

16'6" max x 13'8" max

Sealed unit double glazed double doors to the rear garden, cupboard and radiator.

First Floor Landing

Doors to three bedrooms and the family bathroom, stairs up to the second floor.

Bedroom Two

13'4" max x 10'0"

Sealed unit double glazed window to the rear and radiator.

Bedroom Three

11'2" x 6'4"

Sealed unit double glazed window to the front and radiator.

Bedroom Four

9'6" max x 6'9" max

Sealed unit double glazed window to the front and radiator.

Bathroom

Suite offering panel bath, pedestal wash hand and wc.

Second Floor Landing

Door to the principal suite.

Principle Bedroom

13'4" x 12'9"

Sealed unit double glazed box dormer window to the front, built in cupboard, radiator and opening to the dressing room.

Dressing Room

10'2" max x 12'9" max

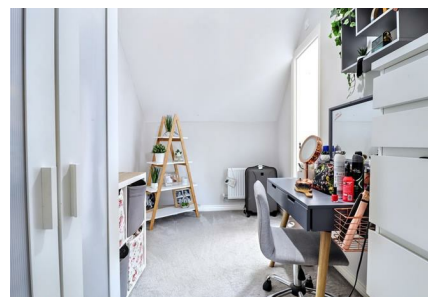
Door to the ensuite and radiator.

Ensuite

Velux style window to the rear, shower cubicle, wc and wash hand basin.

Outside

Entrance straight into the property, access to the garage and parking to the side under the passage. The rear garden is L shaped, landscaped with patio and lawned area, patio round to the side garden. Perfect space to entertain or the children to play.





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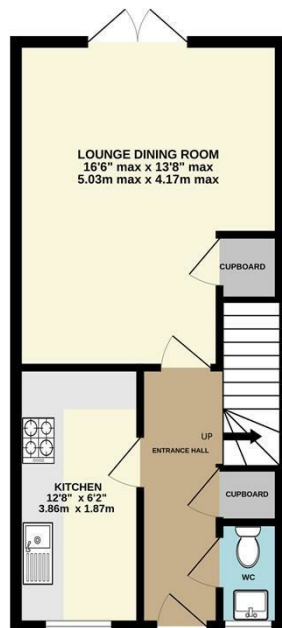
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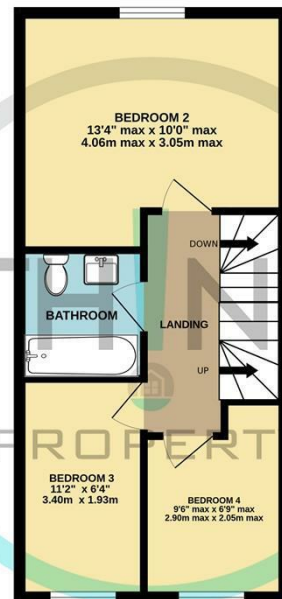
Council Tax Band

C

GROUND FLOOR



1ST FLOOR



2ND 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
Very energy efficient - lower running costs		
(92 plus) A		
(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.

