

FREEHOLD



House - End Terrace

**RON HILL ROAD
COSTESSEY
NORWICH
NR8 5GQ**

Offers Over
£260,000

FEATURES

- Stunning Home
- Three Bedrooms
- Downstairs Wc
- Sitting/Dining Room
- Kitchen/Breakfast
- Ensuite
- Family Bathroom
- Driveway
- Enclosed garden



3 Bedroom House - End Terrace located in Costessey

Welcome to the sought-after development of Queens Hills in Costessey, this charming house on Ron Hill Road offers a delightful blend of modern living and comfort. Built in 2014, this spacious end-of-terrace home is perfect for families seeking a welcoming environment.

Upon entering, you are greeted by a bright entrance hall that leads to a convenient downstairs cloakroom. The heart of the home is the well-appointed kitchen/breakfast room, ideal for casual dining. The sitting/dining room is generously sized with some extra features and doors that open out to the rear garden, seamlessly connecting indoor and outdoor spaces.

The first floor boasts three well-proportioned bedrooms, including a master suite complete with an ensuite shower room, providing a private retreat. A family bathroom serves the additional bedrooms, ensuring ample facilities for all.

Outside, the property is equally impressive. A pretty front garden enhances the curb appeal, while a driveway provides parking for one vehicle and leads to a garage. Attached to the garage is a timber shed/workshop, offering additional storage or workspace, with easy access to the garden.

The rear garden is a true highlight, being relatively unoverlooked and providing a wonderful space for entertaining guests or for children to play. This lovely family home is not to be missed. We invite you to arrange a viewing and experience the charm and convenience this property has to offer.

Entrance Hall

Entrance door to the front, stairs to the first floor, door to sitting/dining room and kitchen/breakfast room.

Sitting/Dining Room

Sealed unit double glazed door and windows overlooking the rear garden, radiator, designer style box lighting to ceiling.

Kitchen/Breakfast Room

Sealed unit double glazed window to the front, range of base and wall mounted units, sink unit, integrated hob, oven and extractor. Space for further appliances.

Wc

Wc and wash hand basin.

Landing

Doors to all bedrooms and bathroom.

Principal Bedroom

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

Ensuite

Sealed unit double glazed window to the rear, shower cubicle, wc and wash hand basin. Splash backs.

Bedroom Two

Sealed unit double glazed window to the front and radiator.

Bedroom Three

Sealed unit double glazed window to the rear and radiator.

Family Bathroom

Sealed unit double glazed window, panel bath with screen and shower, wc and wash hand basin.

Outside

Garden and driveway to the front leading to the garage. Door to front leading through to timber shed with door to the garden. The rear garden has a patio area leading through to the lawned area. Enclosed and a generous size so perfect for a growing family or entertaining guests.





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01603 338433

norwich@thinkproperty.ltd
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Council Tax Band

C



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs (92 plus)	A	82
(81-91)	B	78
(69-80)	C	
(55-68)	D	
(33-54)	E	
(21-36)	F	
(1-20)	G	
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements or doors, windows, rooms and other internal features are approximate. This plan is taken 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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