

FREEHOLD

House-Semi Detached Townhouse

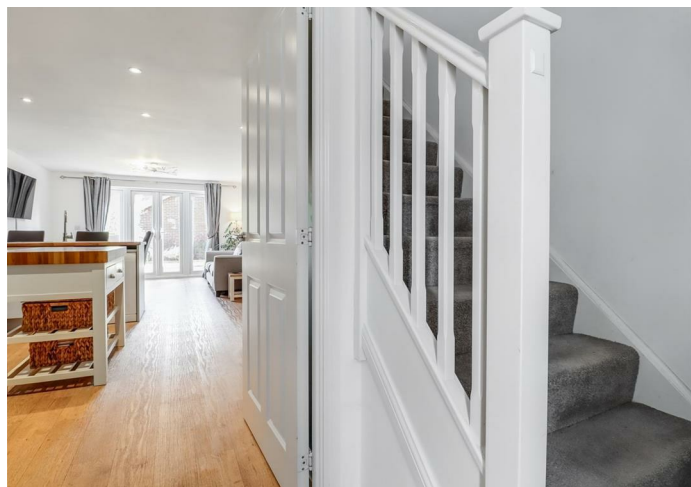
PEACOCK GROVE QUEENS HILLS COSTESSEY NR8 5GT

Offers In Excess Of

£275,000

FEATURES

- Three Storey
- Semi Townhouse
- Hall Entrance
- Open Plan Kitchen/Living
- Ensuite & Bathroom
- Three/Four Bedrooms
- Immaculate
- Car Port & EV Charger
- Gardens
- Seller Found



4 Bedroom House - Semi-Detached located in Costessey

Welcome to Peacock Grove, Costessey, this stunning three-storey semi-detached townhouse is a perfect family home. Built in 2014, the property boasts a generous 1,184 square feet of living space, providing ample room for comfortable family life.

Upon entering, you are greeted by a welcoming entrance hall that leads to a convenient WC. The heart of the home is the spacious kitchen/dining/sitting room, designed to foster family connections and entertaining. Double doors seamlessly open to the rear garden, creating a harmonious flow between indoor and outdoor spaces.

The first floor features two versatile bedrooms, which can be utilised as additional sleeping quarters or a living room, depending on your needs. This level also includes a well-appointed family bathroom. Ascending to the second floor, you will find the principal bedroom, complete with an ensuite shower room, alongside another bedroom, perfect for guests or children.

Outside, the property offers a tandem driveway with a carport, providing parking for two vehicles. The enclosed rear garden is a delightful space, ideal for children to play or for hosting gatherings with friends and family.

This home is situated in a highly sought-after development, surrounded by picturesque countryside walks, making it an excellent choice for families. With the seller already having found their onward move, this property is ready for you to make it your own. Be sure to keep this charming townhouse at the top of your list!

Entrance Hall

Sealed unit double glazed door to the front, stairs to the first floor, doors to the wc and the kitchen.

Wc

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

Kitchen/Dining/Sitting Room

26'4 x 12'5

Sealed unit double glazed doors out to the rear garden. Kitchen has a range of base and wall mounted units, sink, a range of integrated appliances to include hob, oven with extractor fan, fridge/freezer, space and plumbing for both washing machine and dishwasher. Cupboard understairs.

First Floor Landing

Stairs to the second floor, doors to bedroom/living room and further guest bedroom along with the family bathroom.

Bedroom/Living Room 13'7 x 12'5

Sealed unit double glazed windows to the rear, radiator.

Bedroom Three

9'3 x 8'4

Sealed unit double glazed window to the front and radiator.

Family Bathroom

Panel bath, wc and wash hand basin, radiator, splashbacks.

Second Floor Landing

Doors to the principal Bedroom and Bedroom Two. Airing cupboard.

Principal Bedroom

12'5 max x 13'7 max

Sealed unit double glazed window to the rear, built in wardrobes, radiator and door to the ensuite.

Ensuite

Corner shower cubicle, wc and wash hand basin, radiator and splash backs.

Bedroom Two

11'0 x 12'7

Sealed unit double glazed window to the front, radiator.

Outside

To the front of the property there is a small garden area, path to entrance, carport to the side along with a tandem driveway for two vehicles. Gated access to the rear garden which enclosed, mainly laid to lawn, planting to borders, a generous size ideal for entertaining family and friends.





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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		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	80	84
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.

