

FREEHOLD

House - Semi-Detached

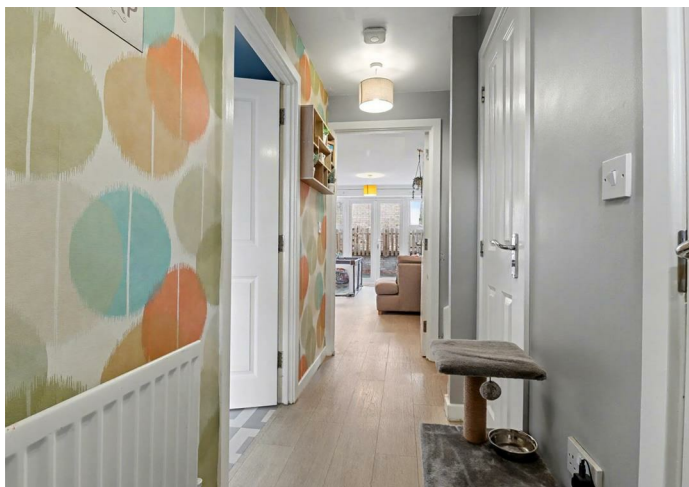
BITTERN ROAD QUEENS HILLS COSTESSEY NR8 5FL

Price Guide

£250,000

FEATURES

- Semi Detached
- Three Bedrooms
- Dressing Room
- Ensuite
- Wc & Bathroom
- Hall Entrance
- Kitchen
- Sitting/Dining Room
- Garage
- £250,000 - £260,000



3 Bedroom House - Semi-Detached located in Costessey

Welcome to Bittern Road in the charming area of Costessey, Norwich, this delightful three-storey semi-detached house offers a perfect blend of modern living and convenience. Built in 2009, the property boasts a generous approx 1,141 square feet of well-designed space, making it an ideal family home.

Upon entering, you are greeted by a welcoming entrance hall, cloakroom, leads into a fitted kitchen, perfect for culinary enthusiasts. The spacious 16-foot lounge provides an inviting area for relaxation and family gatherings, ensuring that there is ample room for everyone to enjoy. The property features three comfortable bedrooms, each designed with practicality in mind. The principal bedroom includes an en-suite dressing room, adding a touch of luxury to your daily routine.

With three bathrooms in total, including a family bathroom, this home caters to the needs of a busy household, ensuring that morning routines run smoothly. The layout of the house is both functional and appealing, making it a wonderful choice for families seeking space and comfort.

Situated in a quiet location, the property is conveniently close to local shops and schools, making daily errands a breeze. Excellent bus routes and road access to the nearby Longwater retail park, the University of East Anglia, and the hospital further enhance the appeal of this residence.

This excellent family home is a rare find in a desirable area. We invite you to call us to arrange a viewing and discover all that this property has to offer.

Entrance Hall

Double glazed entrance door, radiator, stairs first floor, doors to wc, kitchen and sitting/dining room.

Wc

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

Kitchen

12'9 x 6'3

Sealed unit double glazed window to front, fitted range of wall and base units with work tops over, sink and drainer, fitted oven and hob with extractor over, plumbing for washing machine, space for fridge, radiator.

Sitting/Dining Room

16'5 x 13'4

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

First Floor Landing

Doors to bedroom two and three along with the family bathroom.

Bedroom Two

13'4 x 11'6

Sealed unit double glazed window to the rear and radiator.

Bedroom Three

13'4 x 11'1

Sealed unit double glazed window to the front and radiator.

Family Bathroom

Sealed unit double glazed window to the side, panel bath, wc and wash hand basin. Splash backs and further tiling to walls.

Second Floor Landing

Door to the principal bedroom suite,

Principal Bedroom

15'3 x 13'6

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

Dressing Room

10'1 x 6'3

Velux window to the rear, range of built in sliding mirror door wardrobe and door to the ensuite.

Ensuite Shower Room

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

Outside

To the front there is a pathway to entrance, the garage is situated via the road at the side round to the rear. The rear garden has a patio area with artificial grass, raised steps to the garage. The garden is designed for ease of maintenance fairly private and ideal for entertaining friends and family.





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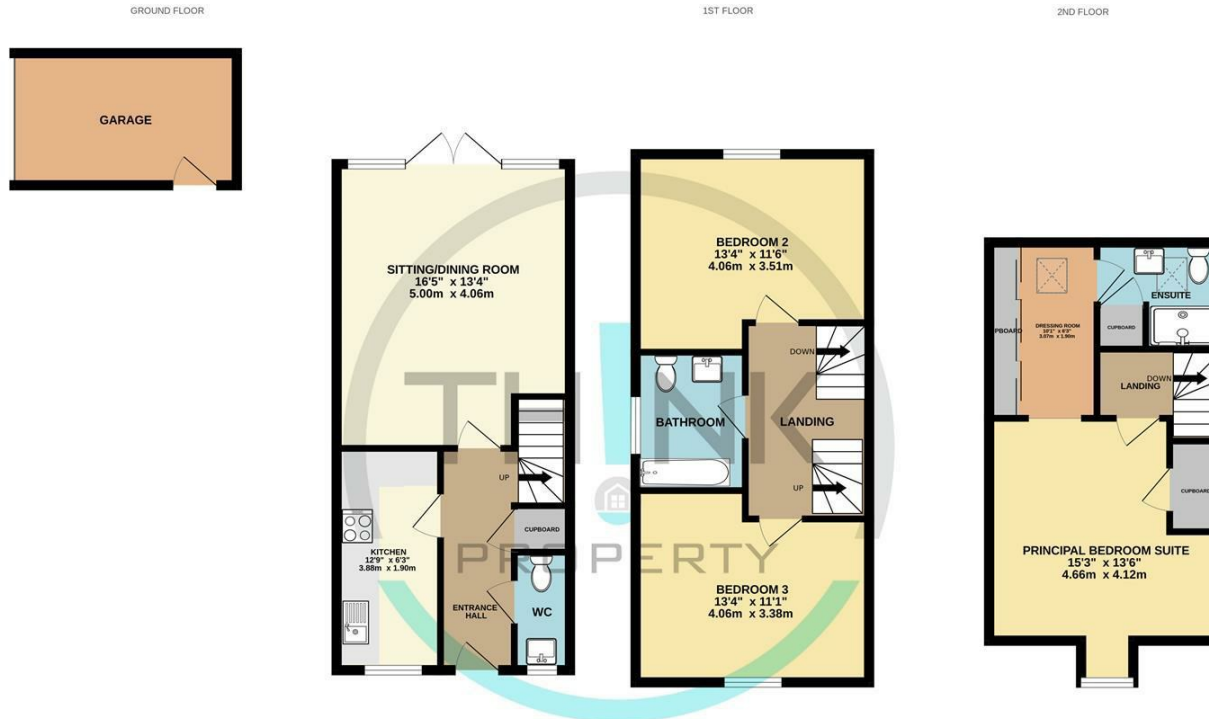
Call us on

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<https://www.thinkproperty.ltd/>

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		89
(81-91) B		
(69-80) C	79	
(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.

