



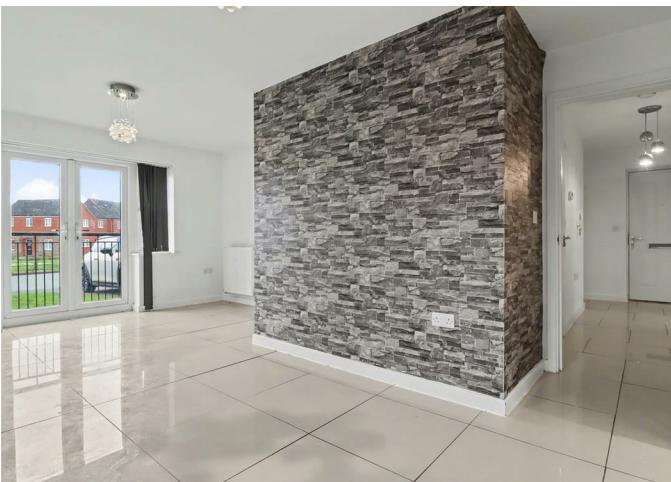
Apartment

FAIRWAY QUEENS HILLS COSTESSEY NR8 5GB

Best Offers Around
£155,000

FEATURES

- Ground Floor Apartment
- Two Bedrooms
- Open Plan Living
- Nice Kitchen
- Nice Views
- Ensuite
- Bathroom
- Walk To Shops
- Communal Grounds
- Allocated Parking



2 Bedroom Apartment located in Norwich

Nestled at the end of Fairway, Costessey, this stunning ground floor apartment offers a delightful blend of modern living and natural beauty. Built in 2015, the property spans an impressive 710 square feet and features two spacious double bedrooms, making it ideal for couples or small families.

As you enter, you are welcomed by a generous entrance hall, which provides ample space to greet guests and includes a security phone for added peace of mind. The open plan living area is a true highlight, seamlessly connecting the sitting and dining space to a stylish modern kitchen equipped with integrated appliances. This layout not only enhances the sense of space but also makes it perfect for entertaining.

The principal bedroom boasts an ensuite shower room, ensuring privacy and convenience, while a well-appointed family bathroom serves the second bedroom and guests alike.

Step outside to discover the communal grounds, which feature a lovely lawned area and a bike store. The views over the adjacent woodland create a serene backdrop, perfect for enjoying a morning coffee while observing the local wildlife.

Conveniently located, this apartment is close to local shops, schools, and bus stops, providing easy access to the retail park at Longwater. The road network is also excellent, with quick routes to the University of East Anglia and the hospital.

With no onward chain, this property is ready for you to move in without delay. Do not miss the opportunity to view this exceptional apartment, where modern comfort meets the tranquility of nature.

Communal Entrance

Communal entrance door to the front leading to hall with private door to the apartment.

Entrance Hall

Entry phone system, Doors to the sitting/dining room, both bedrooms and the bathroom. Cupboard.

Open Plan Sitting/Dining Room

19'6 max x 12'0 max

Sealed unit double glazed box bay window to the side along with further window. Sealed unit double glazed double doors and windows to the front. Radiator and feature wall opening to the kitchen.

Kitchen

11'9 x 6'0

Sealed unit double glazed window to the rear overlooking the woodland. Range of base and wall mounted units, integrated hob, oven and extractor fan over, fridge/freezer, dishwasher and washing machine. Sink unit.

Principal Bedroom

12'0 x 8'0 x 5'0 x 3'0

Sealed unit double glazed window to the front and radiator.

Ensuite Shower Room

Shower cubicle, wash hand basin and wc, splashbacks and radiator.

Bedroom Two

12'7 x 8'10

Sealed unit double glazed window to the rear overlooking the woodland and radiator.

Bathroom

Panel bath, wash hand basin and wc. Splash backs and radiator.

Outside

The position of the development is perfect up by the woods with the nature garden in front. Allocated space to the side along with shared visitors spaces. Communal grounds to the rear so you are guaranteed to be able to sit outside watch the wildlife and enjoy the sunshine once it arrives.



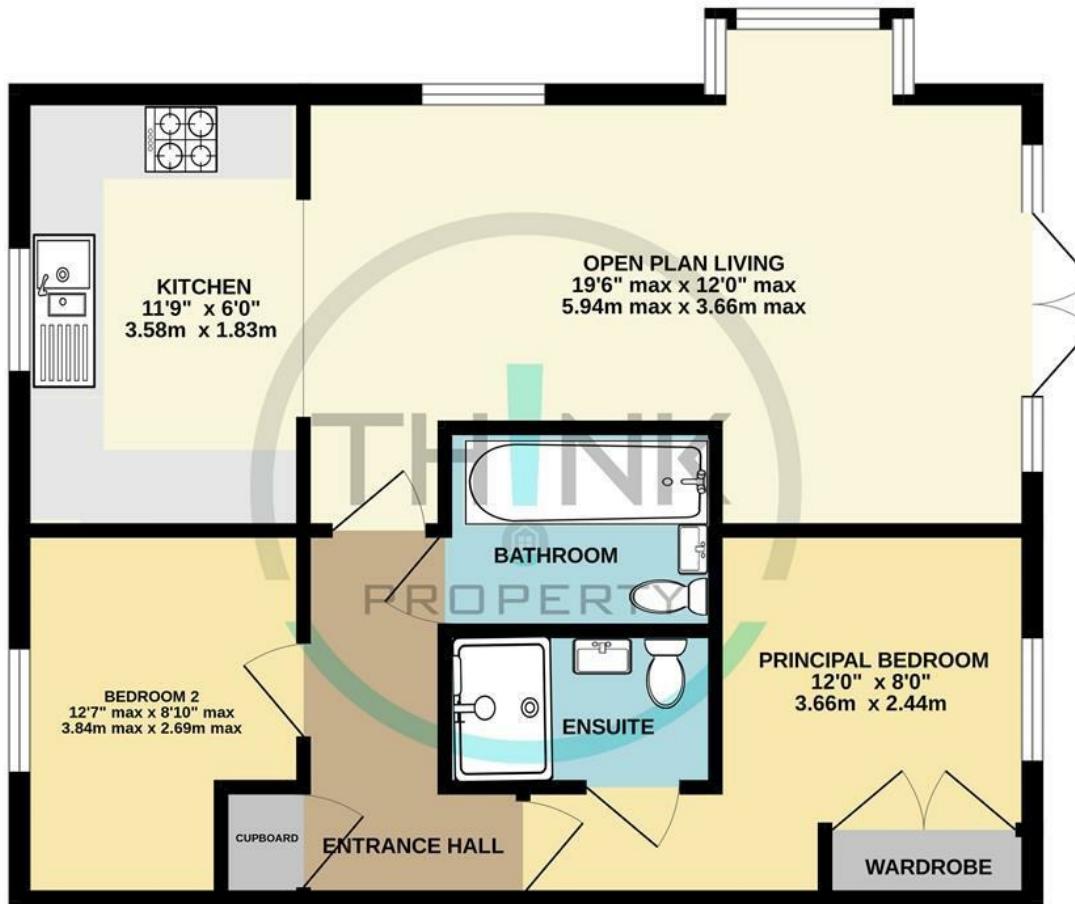


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GROUND FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any fixtures are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for guidance 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 is given as to their operability or efficiency can be given.
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Council Tax Band

B

| Energy Efficiency Rating | | Current | Potential |
|---|-------------------------|---------|-----------|
| Very energy efficient - lower running costs | | | |
| (92 plus) | A | | |
| (81-91) | B | | |
| (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 | 81 | |

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.

