



House - Semi-Detached

**BITTERN ROAD
QUEENS HILLS
COSTESSEY
NR8 5HD**

Offers In Excess Of
£270,000

FEATURES

- Semi Detached
- Three Bedrooms
- Sitting Room
- Dining Room
- Kitchen
- Wc
- Bathroom
- Garage
- Tucked Away
- No Chain



3 Bedroom House - Semi-Detached located in Costessey

Nestled at the end of a tranquil mews on Bittern Road in Costessey, this charming semi-detached house offers a delightful blend of comfort and convenience. Built in 2009, the property spans an impressive 1,033 square feet and is designed to cater to modern family living.

Upon entering, you are greeted by a welcoming entrance hall that leads to a spacious sitting room, which runs from the front to the back of the house, providing an abundance of natural light. Adjacent to the sitting room, you will find a separate dining room, perfect for family meals and entertaining guests. The well-appointed kitchen at the rear is functional and practical, complemented by a convenient downstairs WC.

The first floor boasts three well-proportioned bedrooms, including a principal with its own ensuite shower room, ensuring privacy and comfort. A family bathroom serves the other two bedrooms, making this home ideal for families of all sizes.

Outside, the property features a generous front garden with ample parking space for two vehicles, leading to a detached garage. A side access gate provides entry to the enclosed garden, which is easy to maintain and offers a fairly unoverlooked space for relaxation and outdoor activities.

Location is key, and this home is perfectly positioned within walking distance to a local parade of shops and a school. Excellent transport links are available, with bus stops nearby providing access to Longwater retail park and beyond. The A47 and Northern Distributor Road are also easily accessible, connecting you to the hospital and university.

With no chain attached, this property presents an attractive opportunity for a hassle-free move. Whether you are a first-time buyer or looking for a family home, this semi-detached house on Bittern Road is sure to impress.

Entrance Hall

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

Sitting Room

16'0 x 10'0

Sealed unit double glazed window to the front and sealed unit double

Wc

Wc and wash hand basin.

Kitchen

12'11 x 7'0

Sealed unit double glazed window to the rear, range of units both base and wall mounted units, sink, integrated hob, oven and extractor fan, space for further appliances, sealed unit double glazed door to the garden.

Dining Room

9'0 x 8'1

Sealed unit double glazed window to the front and radiator.

Landing

Sealed unit double glazed window to the rear, doors to bedrooms and bathroom.

Principal Bedroom

13'0 max x 8'11

Sealed unit double glazed window to the front, radiator and door to the ensuite shower room. Built in wardrobe.

Ensuite

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

Bedroom Two

13'0 max x 9'0

Sealed unit double glazed window to front and radiator.

Bedroom Three

7'0 x 7'0

Sealed unit double glazed window to the rear and radiator.

Bathroom

Sealed unit double glazed window to the rear, panel bath with shower mixer attachment over with pedestal wash hand basin and wc. Splash backs and radiator.

Outside

Garden area to the front with pathway to the entrance, driveway to the side leading to the garage, side access to the rear. The rear garden is mainly laid to lawn and enclosed.





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Call us on
01603 338433

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

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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		
(35-54)	E		
(21-36)	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.

