



Whilst every attempt has been made to ensure the accuracy of the floor plan 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. The measurements should not be relied upon for valuation, transaction and/or funding purposes. This plan is for illustrative purposes only and should be used as such by any prospective purchaser or tenant. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.



Sir Alfred Munnings Road, Costessey
OIEO £275,000 Freehold



Viewings strictly by appointment with: 297 Fakenham Road, Norwich, NR8 6LE

Taverham **01603 261104**
Norwich **01603 740044**

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We bring to prospective purchasers attention that we, as estate agents for the property, have not tested any appliances and purchasers should make their own enquiries of the relevant Authorities regarding the connection and viability of all services. These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy.

- Stunning Three Storey House
- Four Bedrooms With Re-fitted Master En-Suite
- Newley Fitted Kitchen
- Lounge & Separate Dining Room
- Re-Fitted Bathroom & Cloakroom
- Low Maintenance Rear Garden
- Car Port Plus Additional Parking
- Completely Modernised Throughout
- Offered With No Onward Chain
- EPC Rating C / Council Tax Band D

Description

****GUIDE PRICE £285,000 - £300,000**.**

Stunning four bedroom home located in Queens Hill.

Modernised to a high standard throughout, this beautiful home is arranged across three floors and offered with no onward chain.

The accommodation comprises; inviting entrance hallway with doors leading to the sitting room, kitchen, downstairs cloakroom and there are also stairs which rise to the first floor. The downstairs cloakroom has been refitted to offer a modern two piece suite which comprises; low level W/C and a hand wash basin. The sitting room is located to the front aspect and benefits from a door to the separate dining room. The dining room is a good size with door to the kitchen and French doors which lead to the rear garden. The stunning kitchen features a modern range of wall and base units with built in appliances, tiled flooring and a door to the rear garden.

To the first floor there is a landing which serves as access to the principal bedroom with en-suite, bedroom four, a family bathroom and further stairs which lead to the second floor. The principal bedroom is generous with a stunning three piece en-suite. The bathroom has also been modernised to offer a three piece suite including panel bath, low level WC and a hand wash basin.

To the second floor there are two further well-proportioned bedrooms and a separate shower room with three piece suite.

Outside

Outside to the rear aspect there is a low maintenance rear garden which is mainly paved with a separate shingle area which could provide further off road parking if required. Additionally, there is further parking under the car port opposite the access gate for the garden.

Viewing Arrangements

Viewing is strictly through Iconic Estate Agents on 01603 261104

Services

Mains Drainage, Water, Gas, Electricity and Broadband are all connected.

Local Authority

Broadland District Council, Horizon Business Centre, Peachman Way, Norwich, NR7 0WF
Council Tax D

Tenure

Freehold

Directions

From the A47 Dereham Road take the first fourth exit onto William Frost way to the roundabout. Take the second exit onto Sir Alfred Munnings Way and take the first exit at the next roundabout onto Poethlyn Drive. Take the next exit right onto Magnolia Way and second right where it brings you to the rear of the property.

